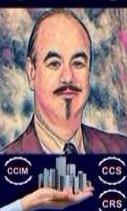


**PRIME QUEENS BLVD 2,000 SF
RETAIL TAXPAYER BUILDING**

**95-30 QUEENS BLVD
REGO PARK, NY, 11374
(150 ft to 63rd Drive subway)**

**THE WEINBERGER TEAM
SALES-LEASING-APPRAISALS**

Victor Weinberger



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E-mail: VWremax@gmail.com
Website: VictorWeinberger.com

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3) 103-48 Metropolitan Ave, Forest Hills, NY 11375



***2,000 SF fully renovated
*4,800 SF of Air Rights
*22 Million annual traffic
*400,000 live within 3 miles
*Has Bsmt and Mezzanine
*Near Subway (only 150 ft)
*Near Major AAA Tenants
*Near Queens Center
*Near Long Island Expwy
*Ideal for users & Investors**



PRICE: \$2,225,000 (6.4 Cap) PROPERTY VIDEO: <https://youtu.be/vsKq5KYZ2I> Highlight link and right open

Income: \$190,000

Net Income: \$142,500 (tenants pay electric and water bill).

RE Tax: \$30,336



The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Re/Max Team cannot guarantee this information. We suggest that the purchaser(s) do their own independent study pertaining to zoning, income, etc.

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PROPERTY OVERVIEW

Address	Building
Property address	95-30 Queens Blvd
Zip code	11374
Neighborhood	Rego Park
Borough	Queens
Block & lot	03080-0020
	
Tax class	4
Property tax	\$30,336
Property tax tentative	\$30,016
Lot	Floor Area Ratio (FAR)
Lot sqft	2,000
Lot dimensions	20 ft x 100 ft
Ground elevation	26 ft
Corner lot	No
Zoning	Use
Zoning districts	C4-2
Zoning map	14a
Qualified opportunity zone	Yes
Building class	One Story Retail Building (K1)
Square feet	2,000
Building dimensions	20 ft x 100 ft
Buildings on lot	1
Stories	1
Roof height	23 ft
Year built	1933
Year last altered	2003
Structure type	Small retail
Construction type	Masonry
Grade	C
Use	Commercial units
	1
	Retail sqft
	2,000
	Certificate(s) of occupancy
Floor Area Ratio (FAR)	
Residential FAR	2.43
Commercial FAR	3.4
Facility FAR	4.8
FAR as built	1.00
Maximum usable floor area	6,800
Usable floor area as built	2,000
Unused FAR	4,800

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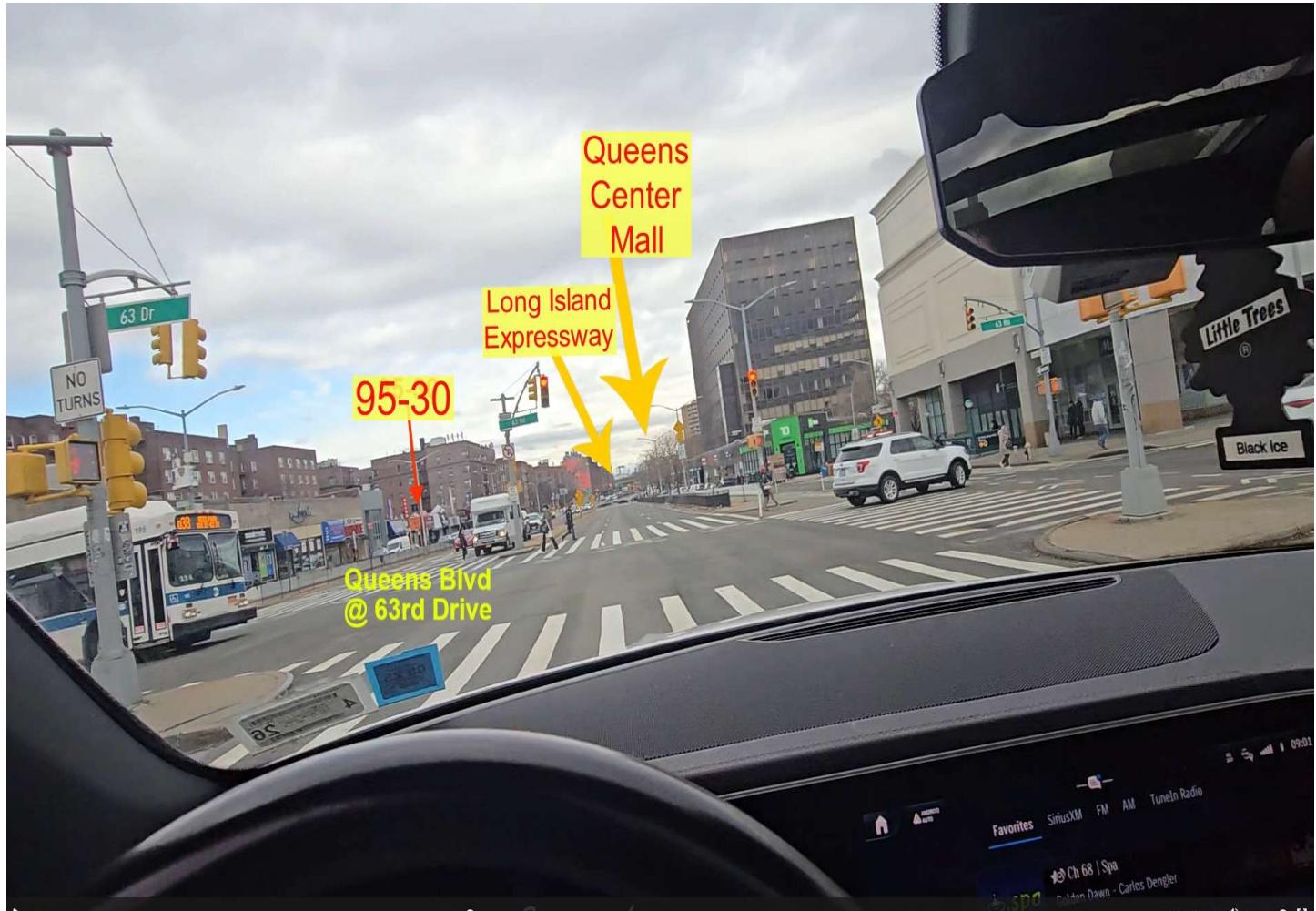
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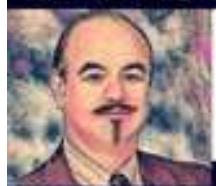
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(136-15 33rd St, Astoria, NY 11106) 26-103-48 Metropolitan Ave, Forest Hills, NY 11375



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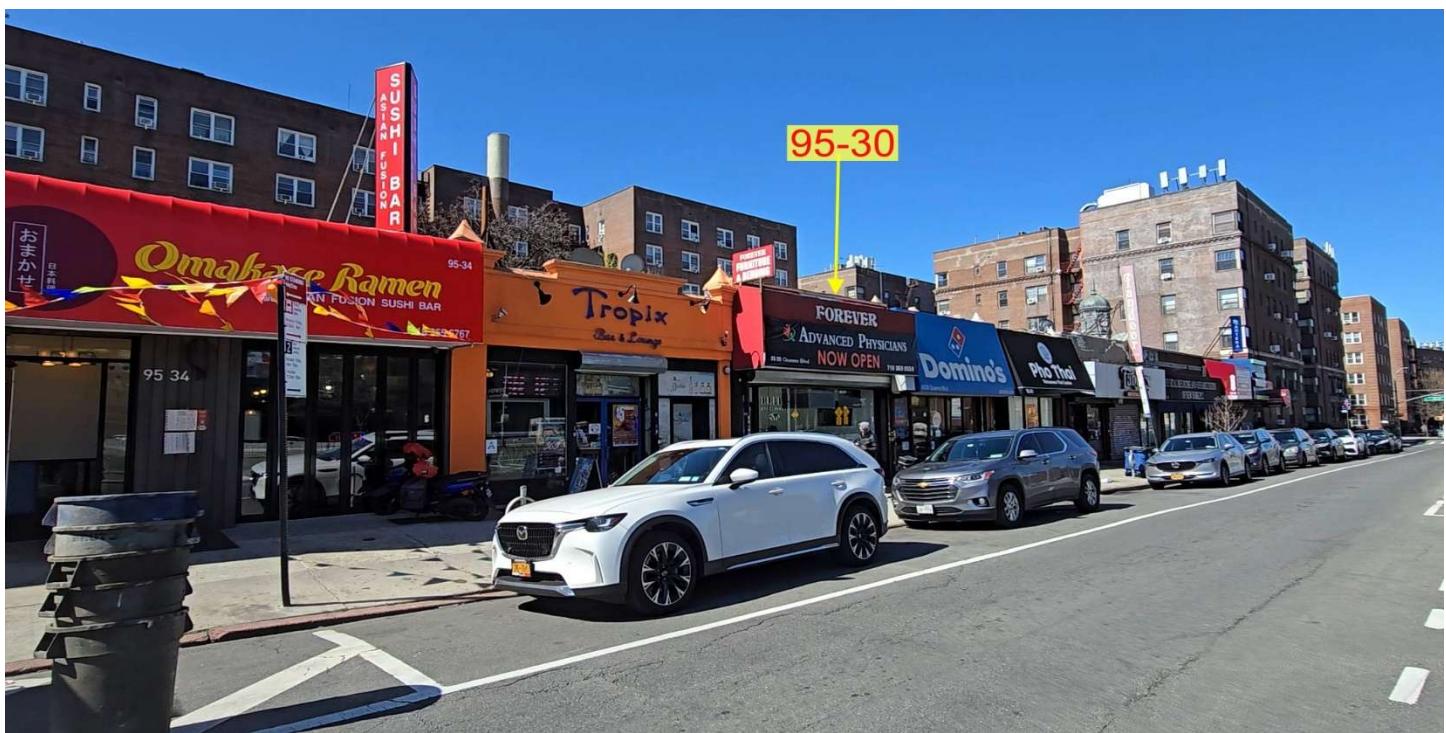
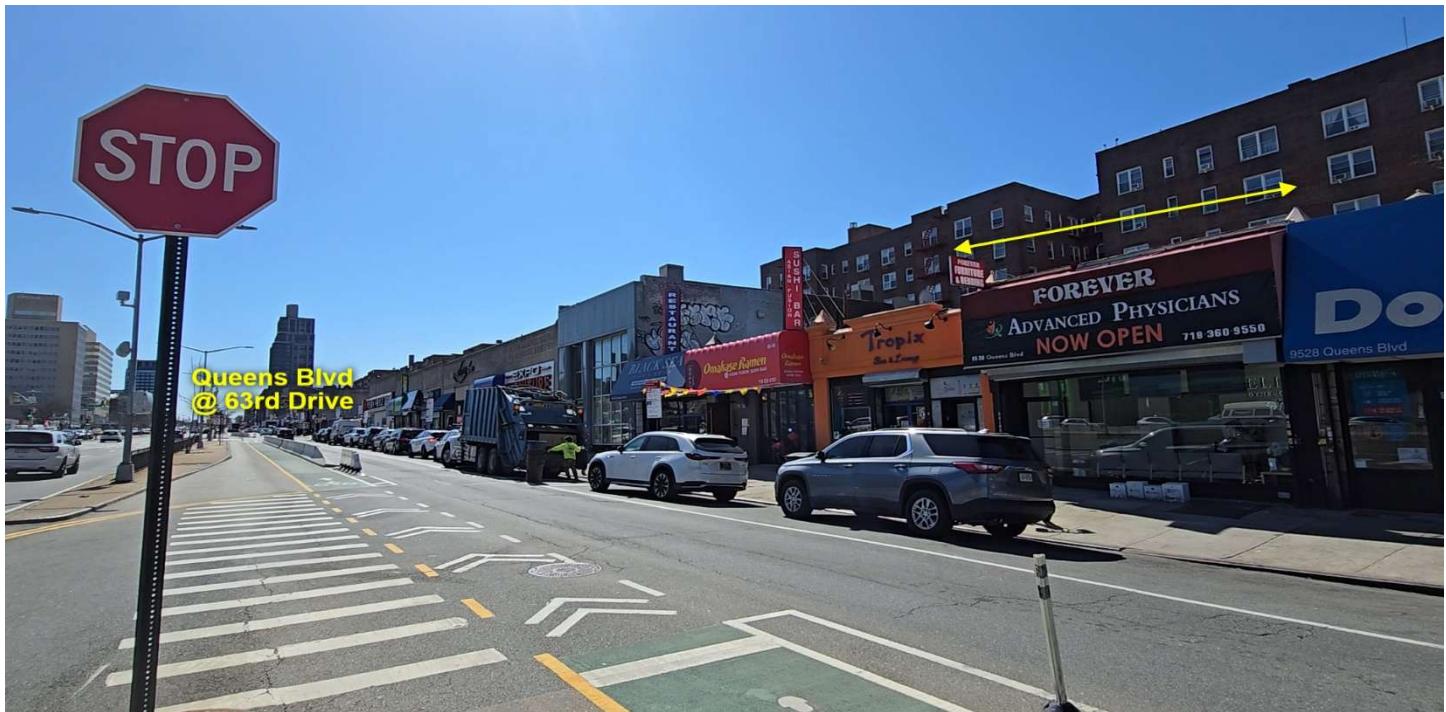
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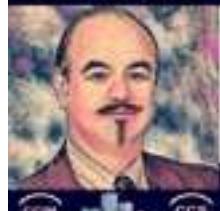
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 2) 27-44 Francis Lewis Blvd, Flushing, NY 11356
 3) 103-08 Metropolitan Ave, Forest Hills, NY 11375



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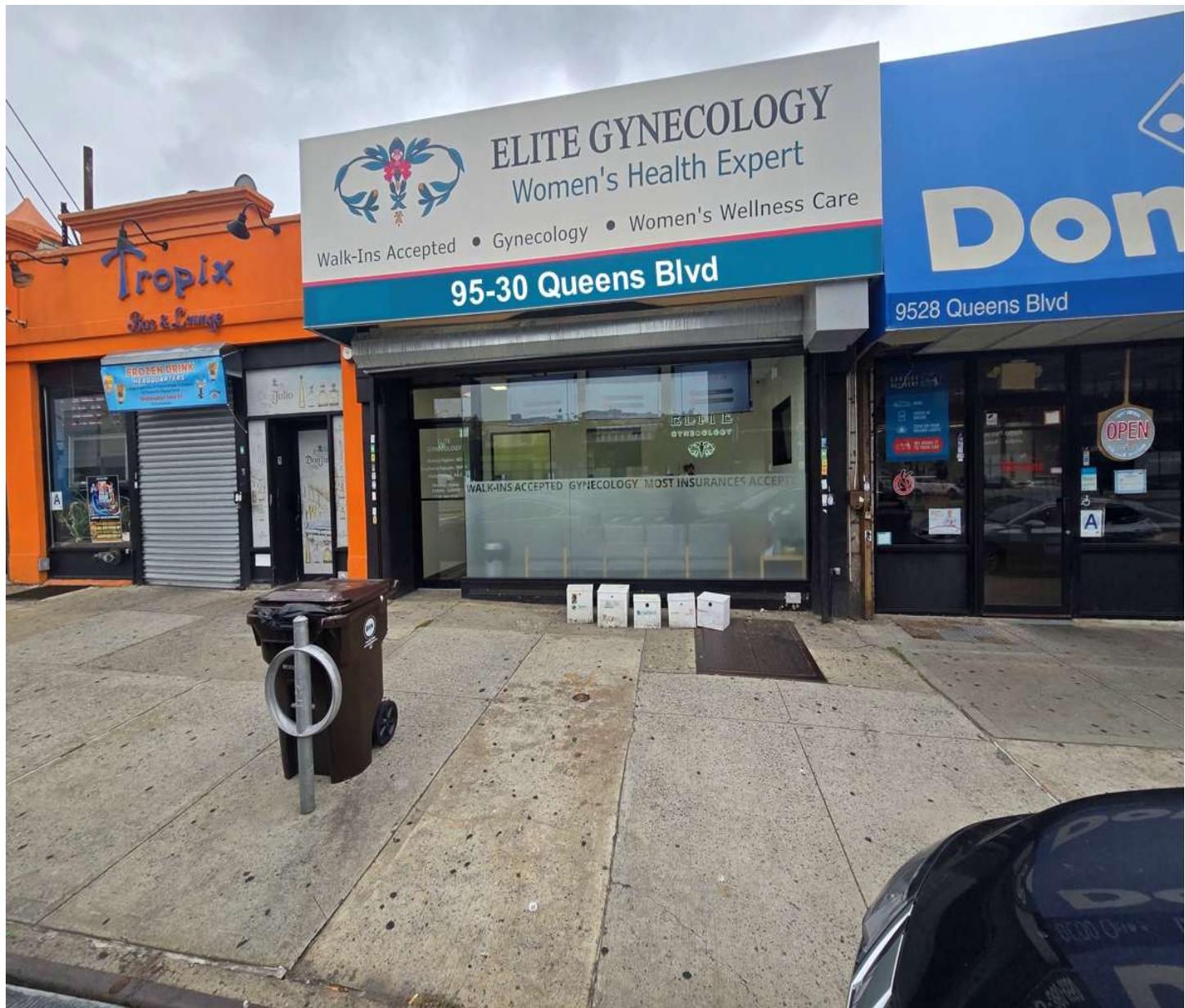
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WAITING ROOM



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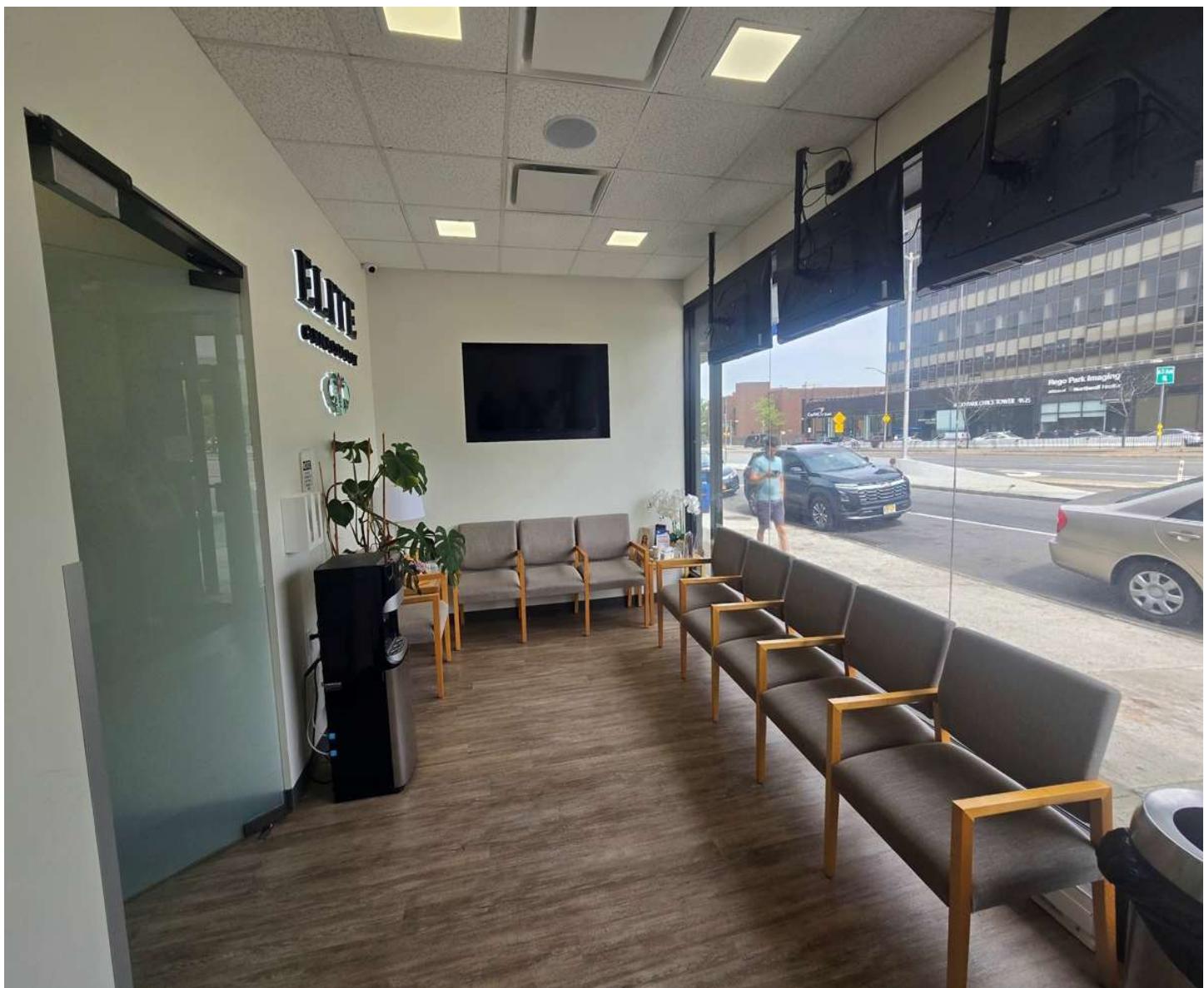


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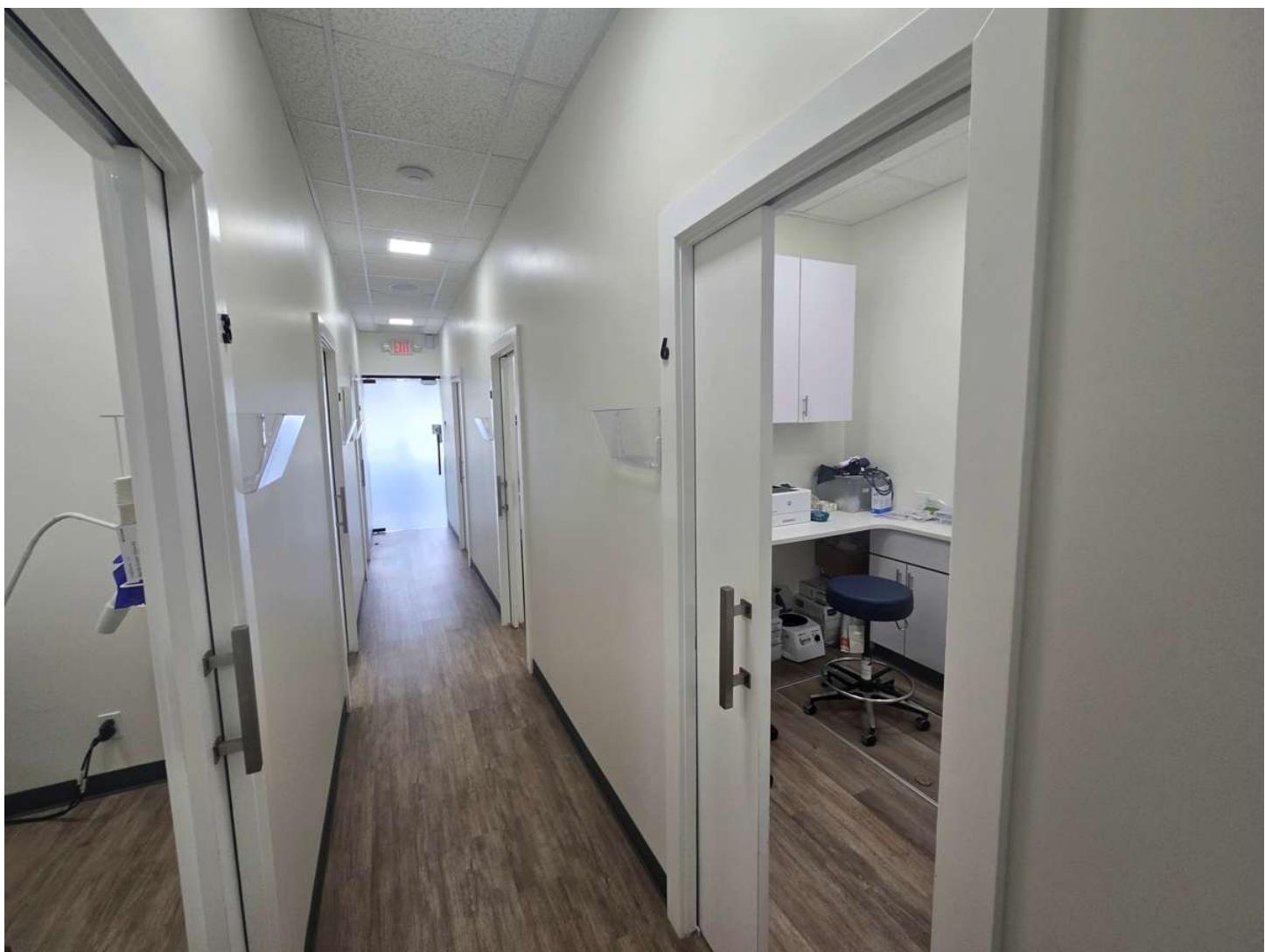
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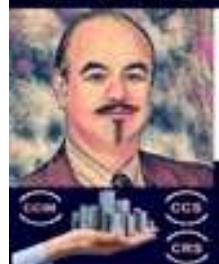


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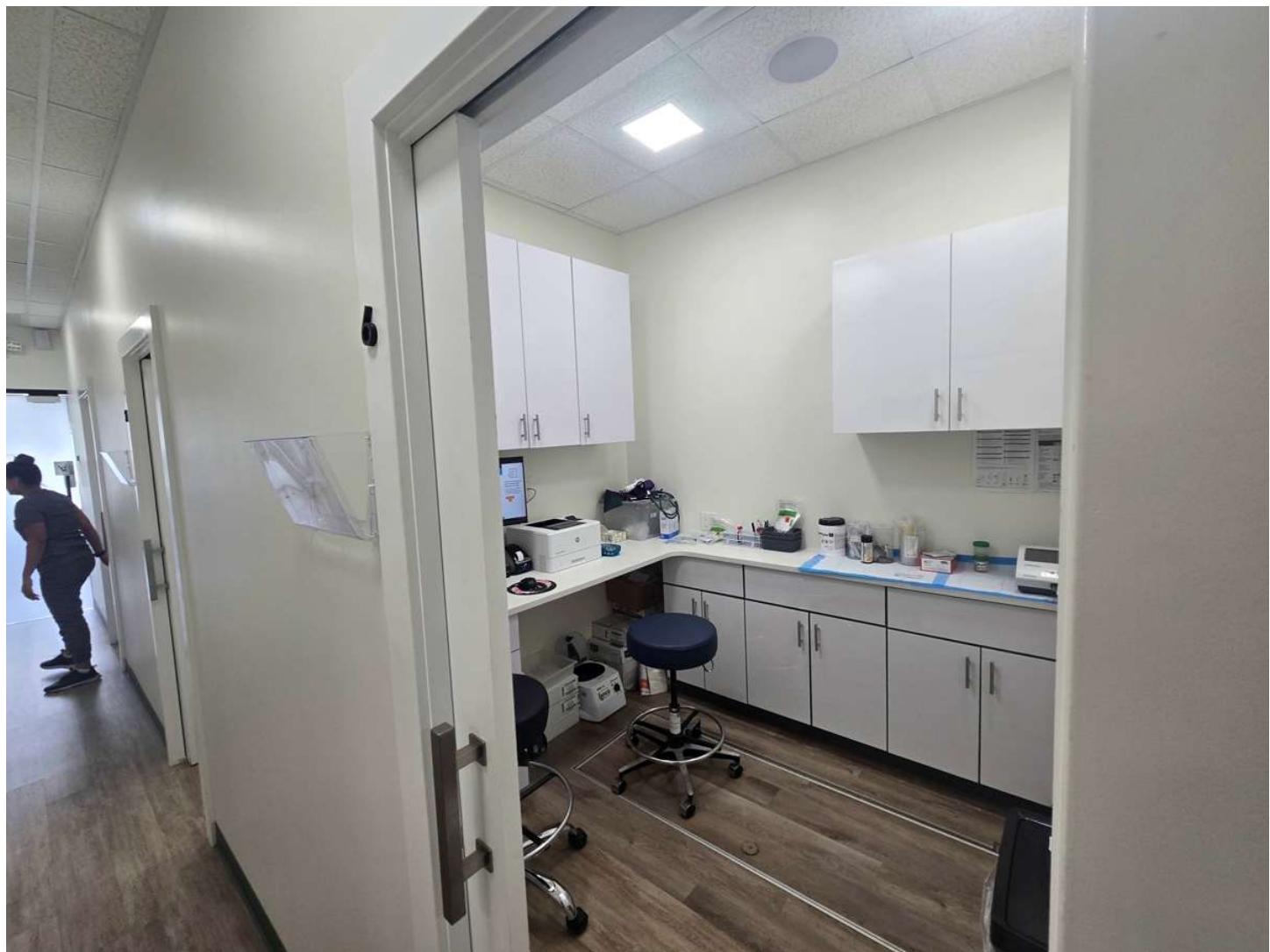
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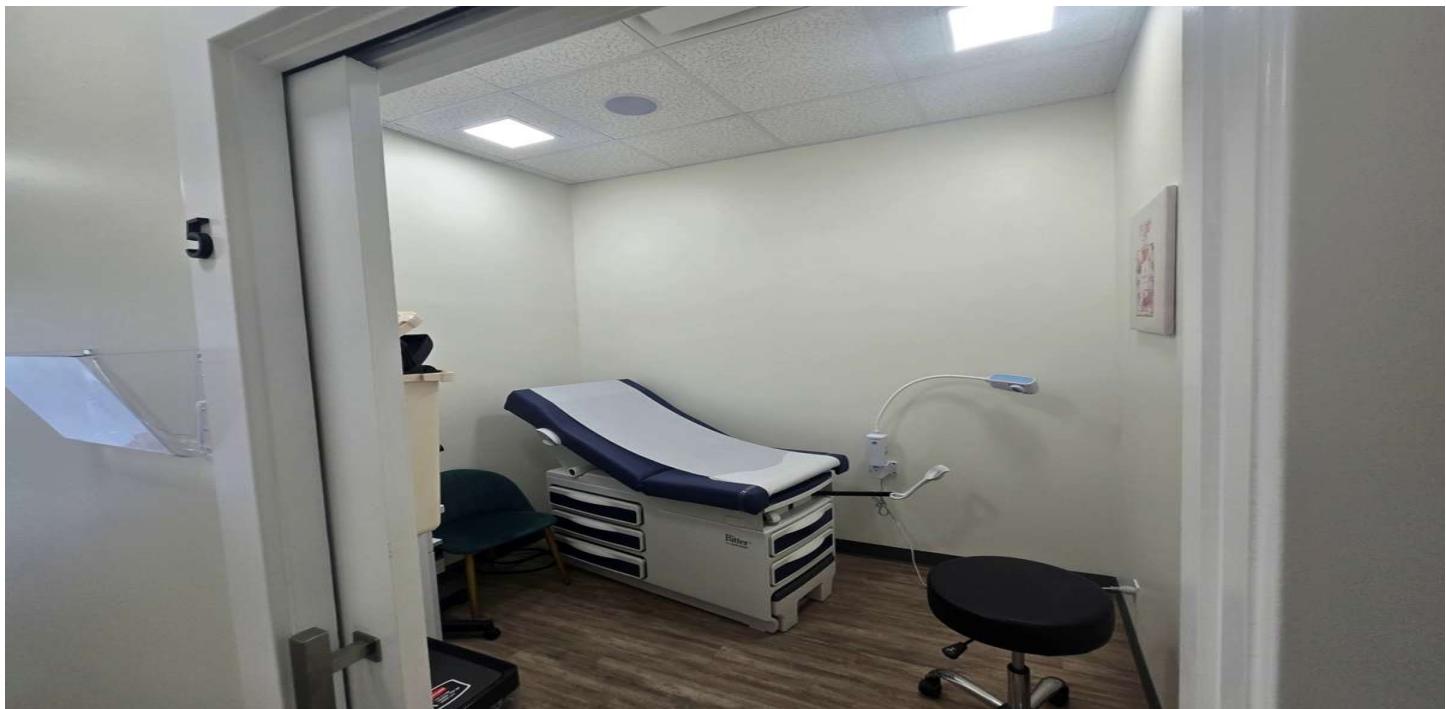
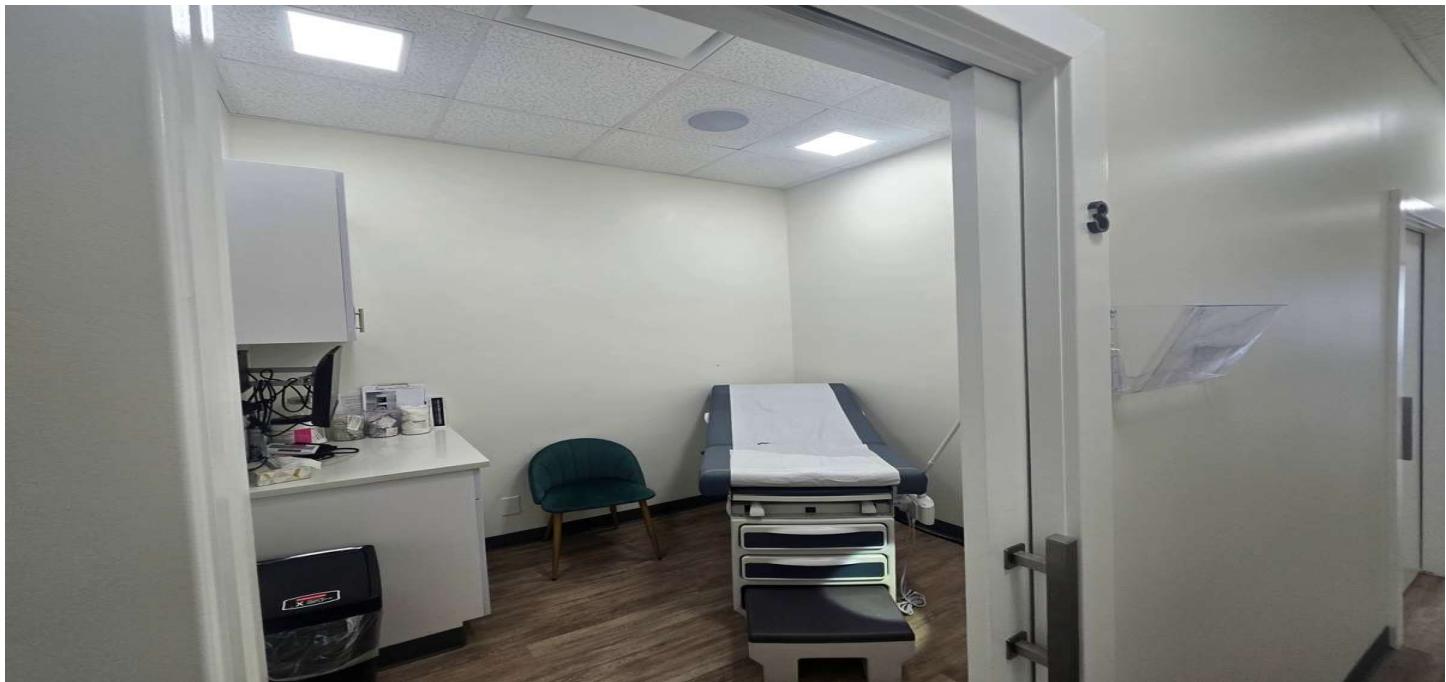
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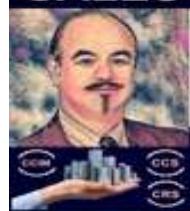
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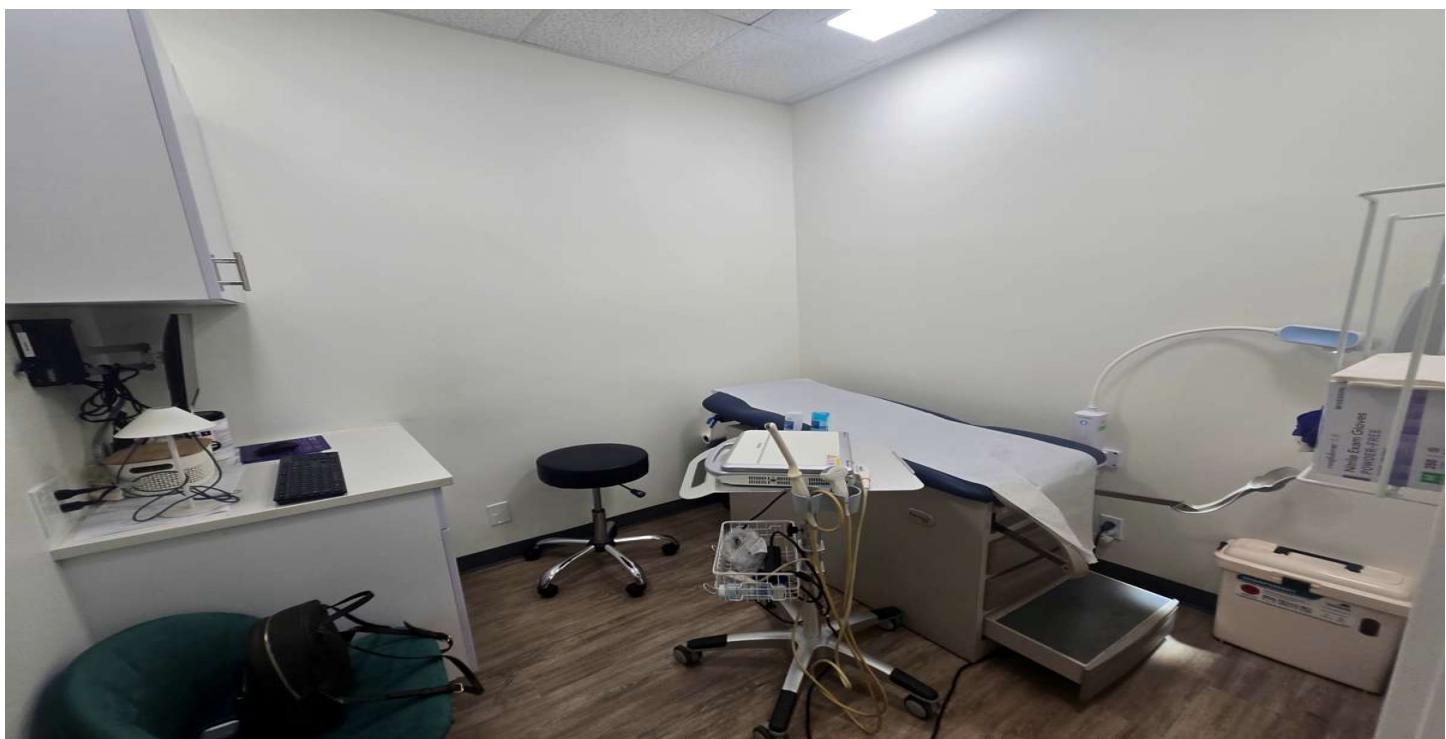
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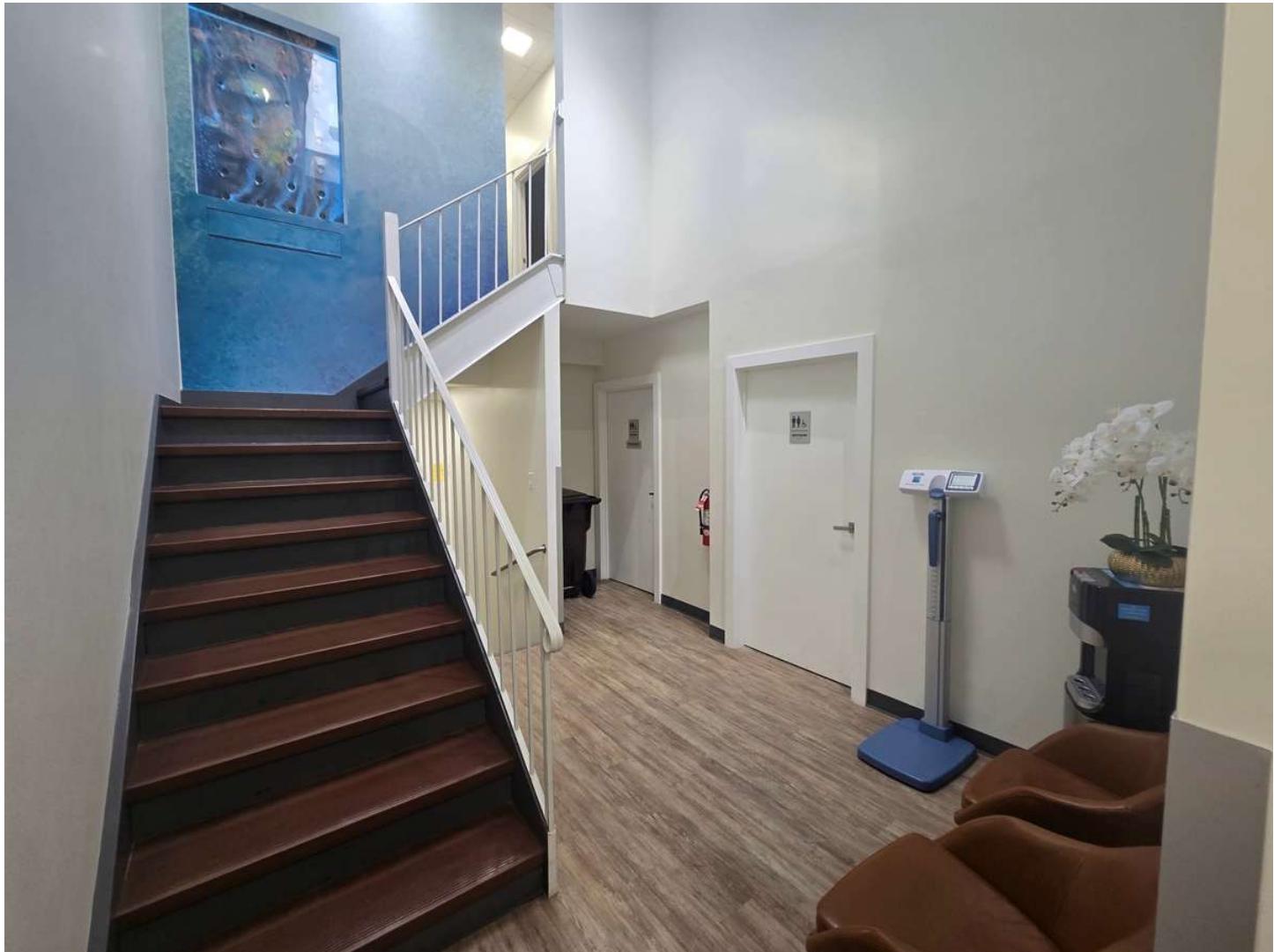
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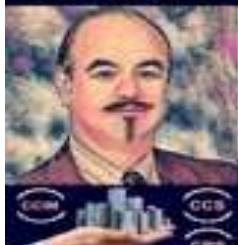
MEZZANINE STAIRWELL



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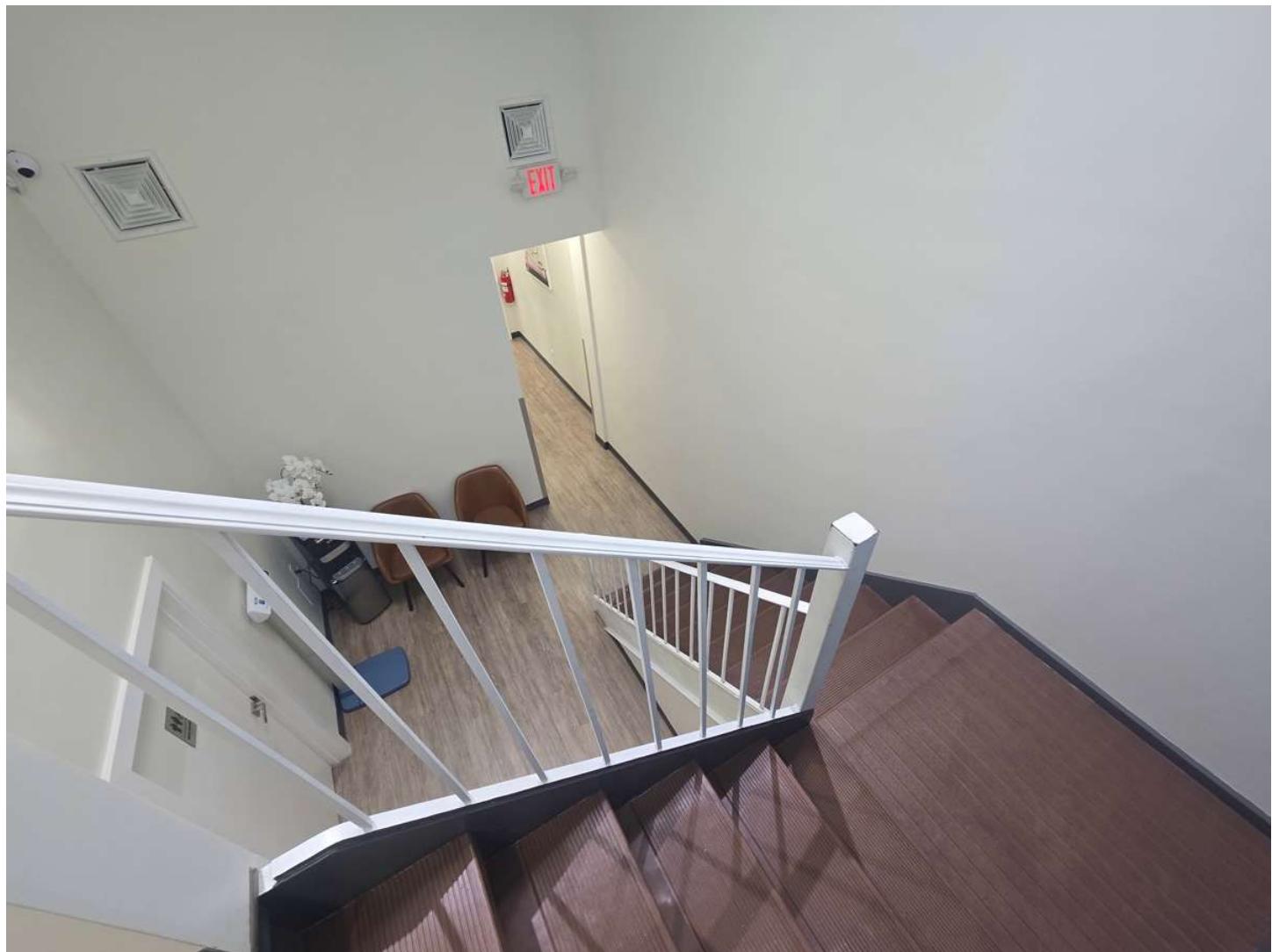
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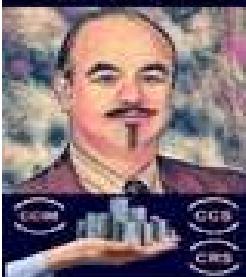
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(1) 16-11 33rd St, Astoria, NY 11106 (2) 102-08 Metropolitan Ave, Forest Hills, NY 11375

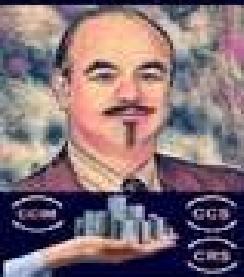
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MEZZANINE ROOM WITH SKYLIGHT



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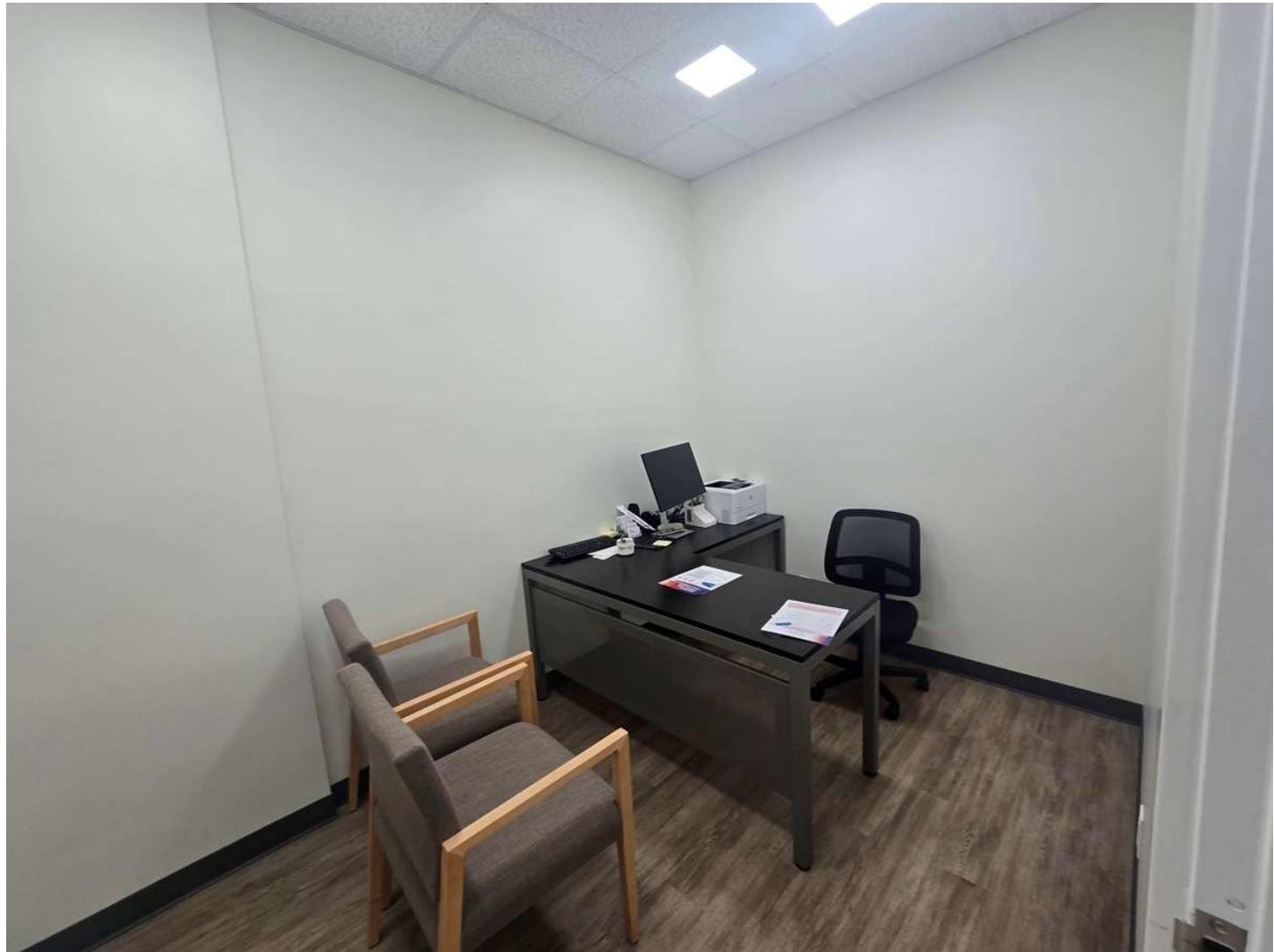
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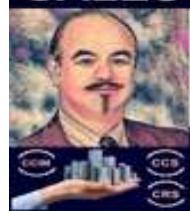
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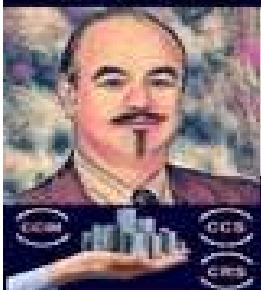
1ST FLOOR IMAGING ROOM

MRI CT Scan Room in rear



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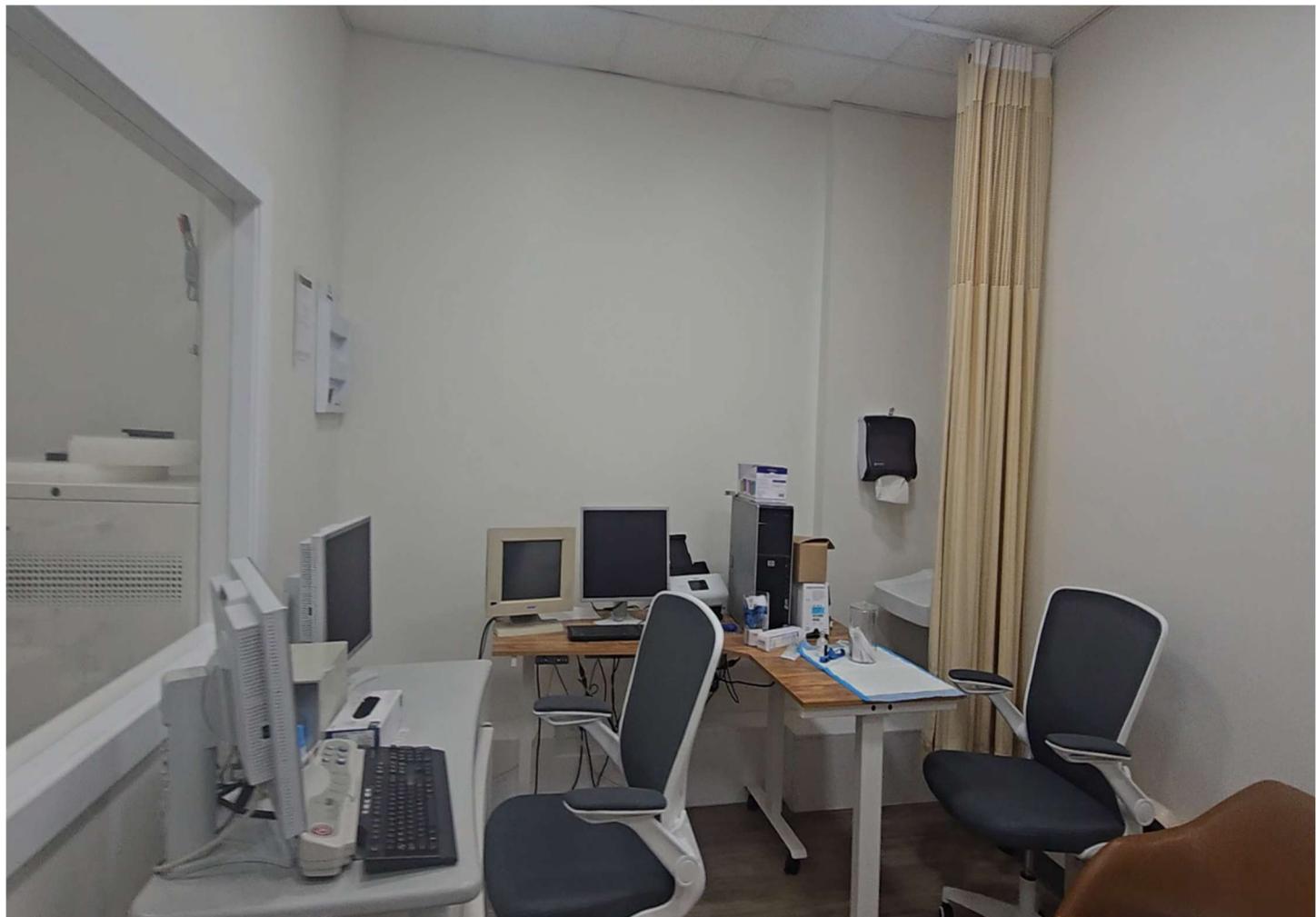
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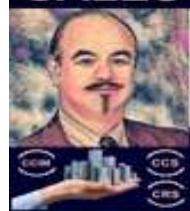
1st FLOOR REAR ROOM NEXT TO IMAGING ROOM



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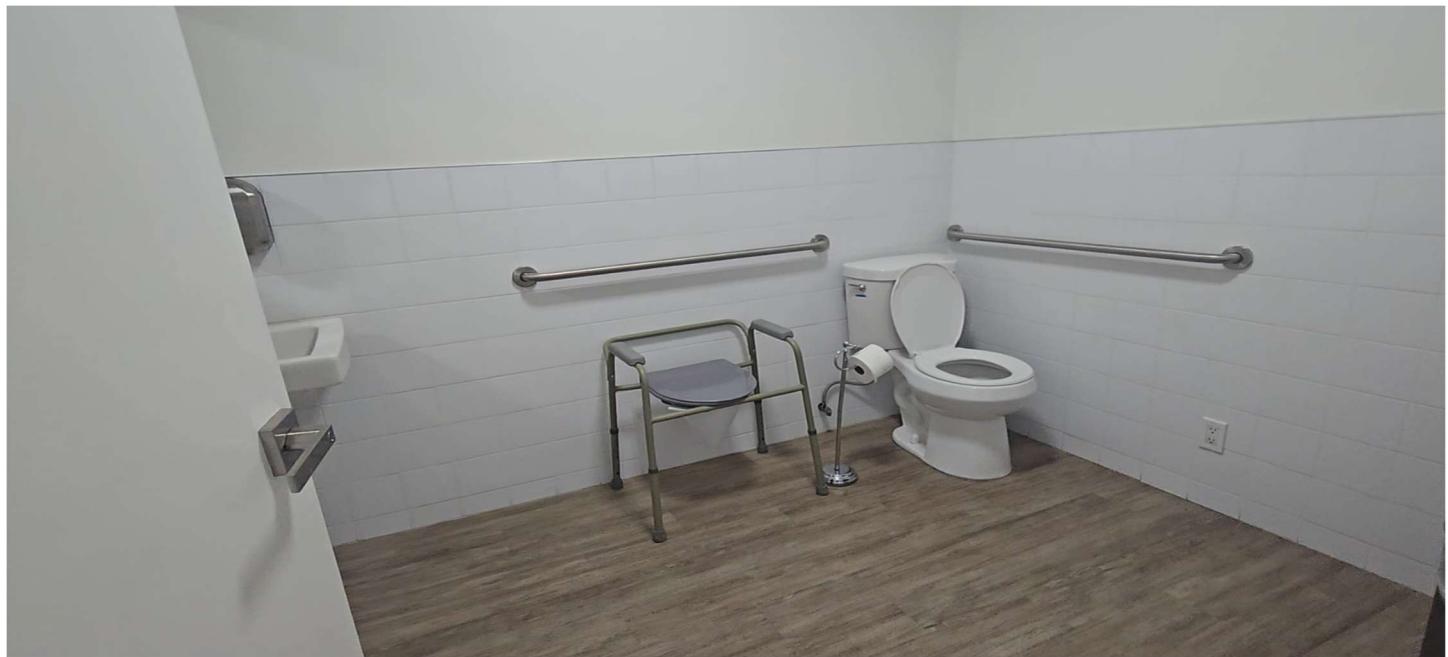
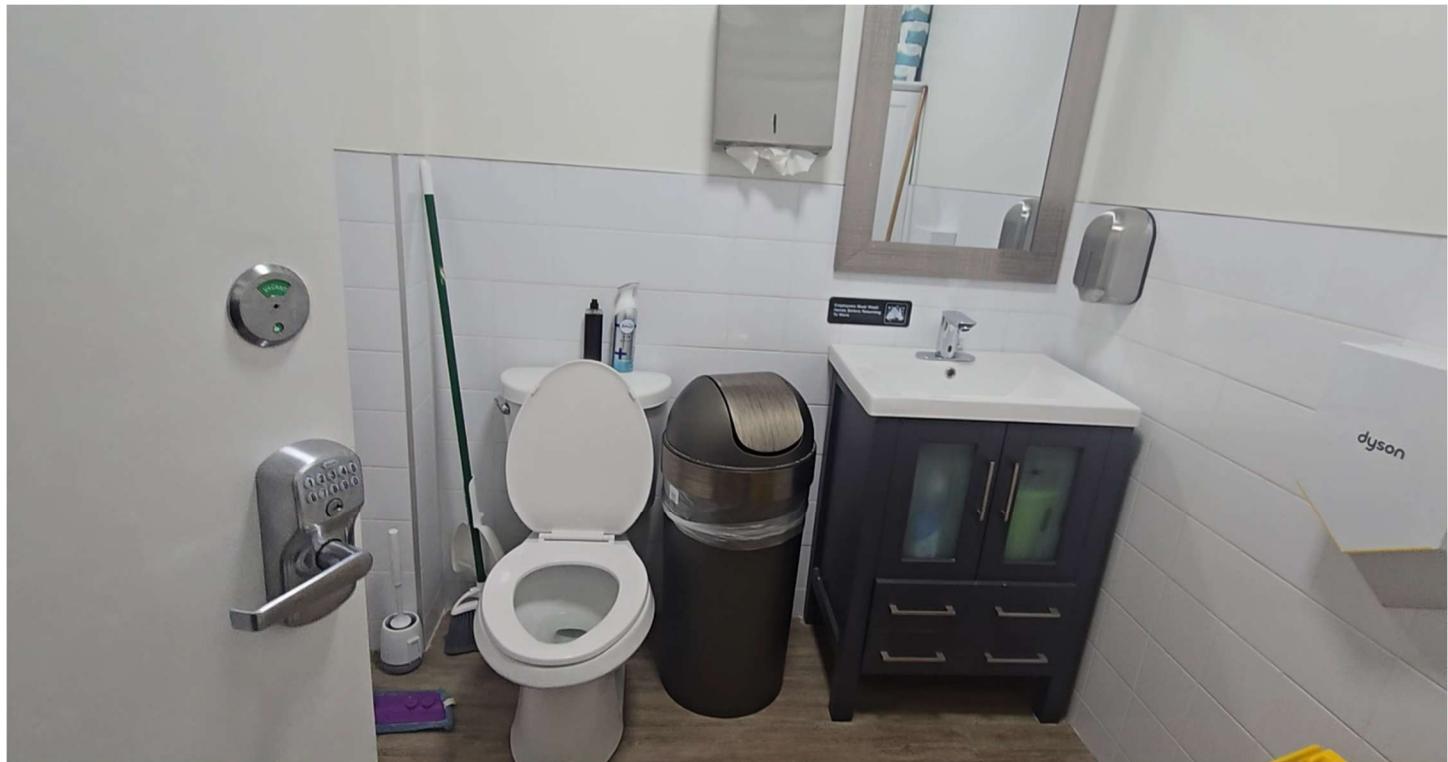
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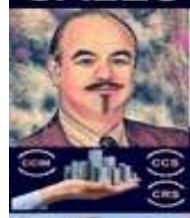
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BASEMENT



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Basement



Basement



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AERIAL FRONT



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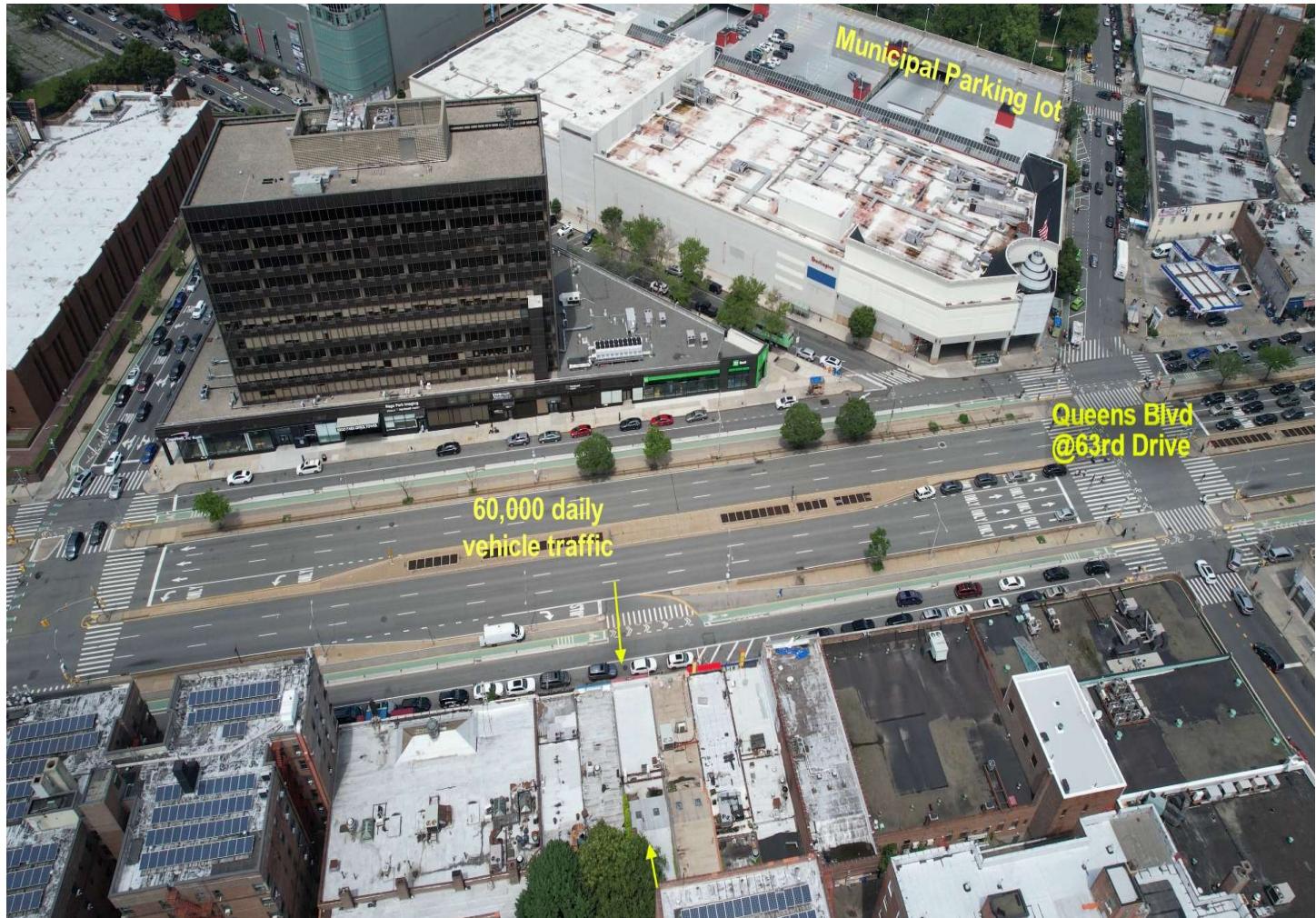
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AERIAL REAR VIEW



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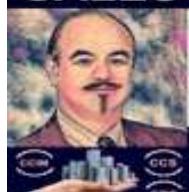
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(1) 103-09 Metropolitan Ave, Forest Hills, NY 11375

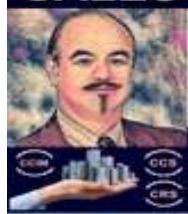
TAX MAP ZOOMED OUT



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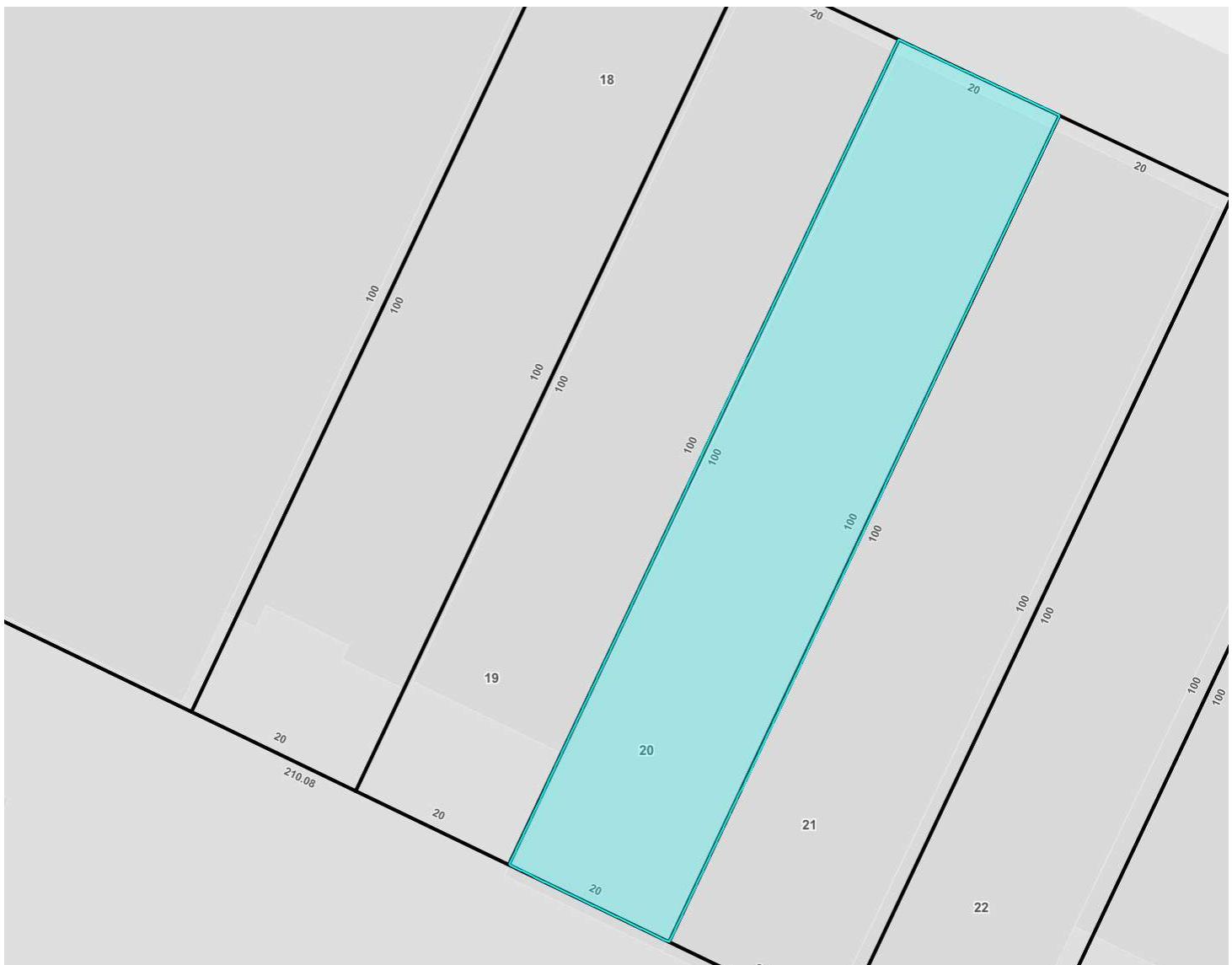


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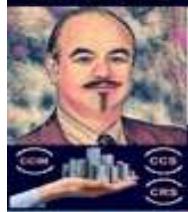
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(1) 38-15 33rd St, Astoria, NY, 11106 (2) 163-09 Metropolitan Ave, Forest Hills, NY 11375

DEMOGRAPHICS 11374

Demographic data shown in this section was gathered from the 2023 American Community Survey and refers to zip code 11374.

Population Demographics

Total population	46,128
Female population	51.8%
Male population	48.2%
Median age	42
Male median age	40
Female median age	43

Education

No highschool	5.3%
Some highschool or college	36.6%
Bachelors degree	28.7%

Other

Citizens	80.8%
Citizens born in US	43.9%
English speakers	86.2%

Journey to Work

Work in a metropolitan area	99.8%
Work in a micropolitan area	0.2%
Work at home	16.6%
Go to work by car	25.0%
Go to work after 10 am	14.7%

Economic/Employment

Total population	46,128	\$111,155
Female population	51.8%	87.7%
Male population	48.2%	12.3%

Housing

Family households	61.0%
Households with kids	25.5%
Housing units	21,197
Occupied housing units	19,503
Owner occupied units	39.8%
Average number of people per household	2
Median year structure built	1955
Houses with mortgages	42.4%

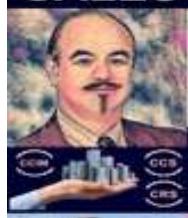
Wealth

Median value for units with a mortgage	\$500,600
Median value for units without a mortgage	\$458,400
Median gross rent	\$1,957
Median mobile home values	\$0
Median housing costs per month	\$1,770
Population in poverty	14.4%

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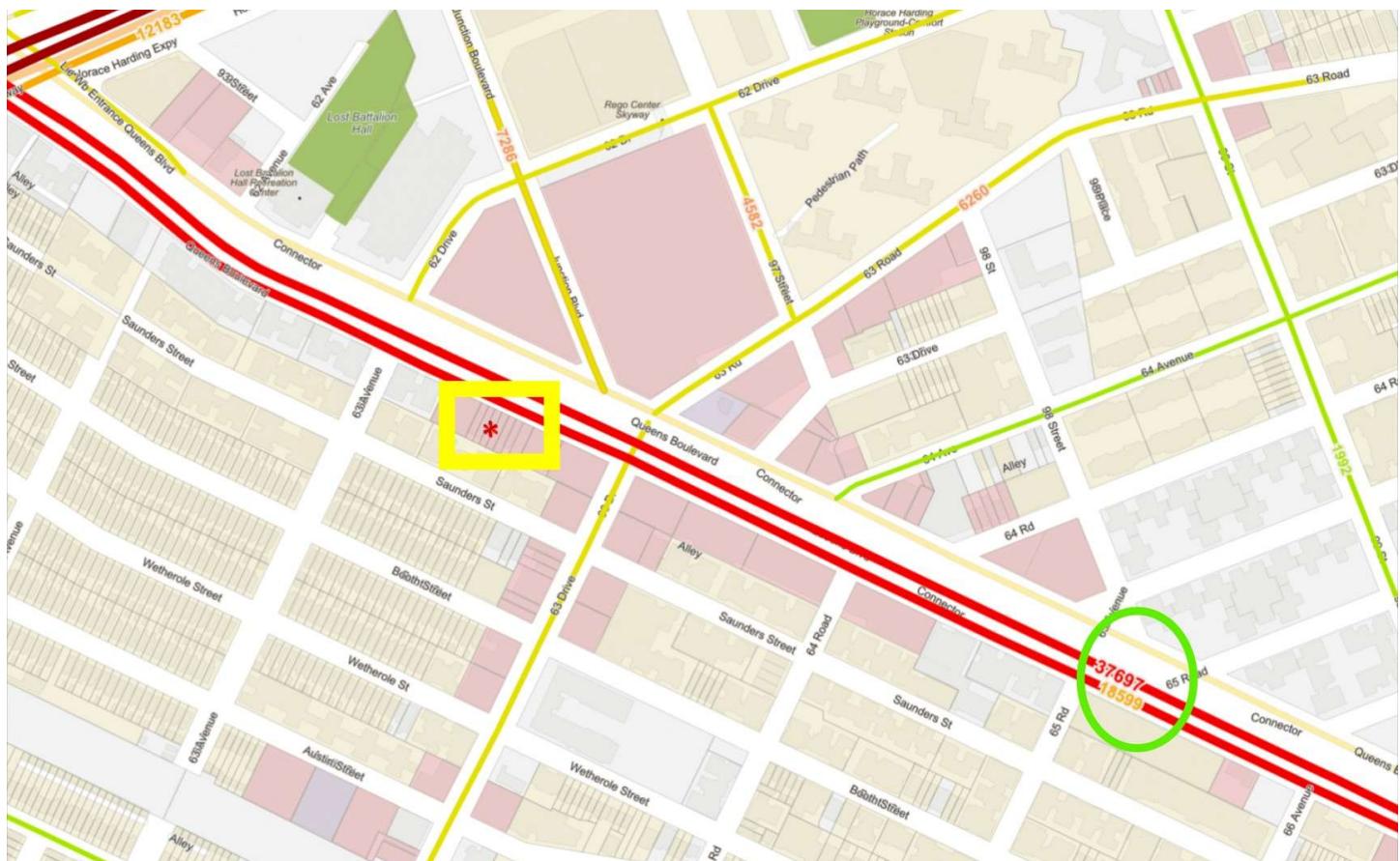


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VEHICLE DAILY TRAFFIC COUNT



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 1) 38-15 33rd St, Astoria, NY 11106
 2) 20-27-28 Francis Lewis Blvd, Flushing, NY 11358
 3) 163-09 Metropolitan Ave, Forest Hills, NY 11375

95-30 QUEENS BOULEVARD, 11374

Queens (Borough 4) | Block 3080 | Lot 20

Zoning District: C4-2

INTERSECTING MAP LAYERS

ZONING DETAILS:

- Digital Tax Map
- Zoning Map: 14a (PDF)
- Historical Zoning Maps (PDF)

Land Use	Commercial & Office Buildings
Lot Area	2,000 sq ft
Lot Frontage	20 ft
Lot Depth	100 ft
Year Built	1933
Year Altered	2003
Building Class	Store Buildings (Taxpayers Included) - One Story Retail Building (K1)
Number of Buildings	1
Number of Floors	1
Gross Floor Area	2,000 sq ft
Total # of Units	1

Neighborhood Information

Community District	<input checked="" type="checkbox"/> Queens Community District 6
City Council District	<input checked="" type="checkbox"/> Council District 30
School District	28
Police Precinct	112
Fire Company	L136
Sanitation Borough	4
Sanitation District	06
Sanitation Subsection	2D

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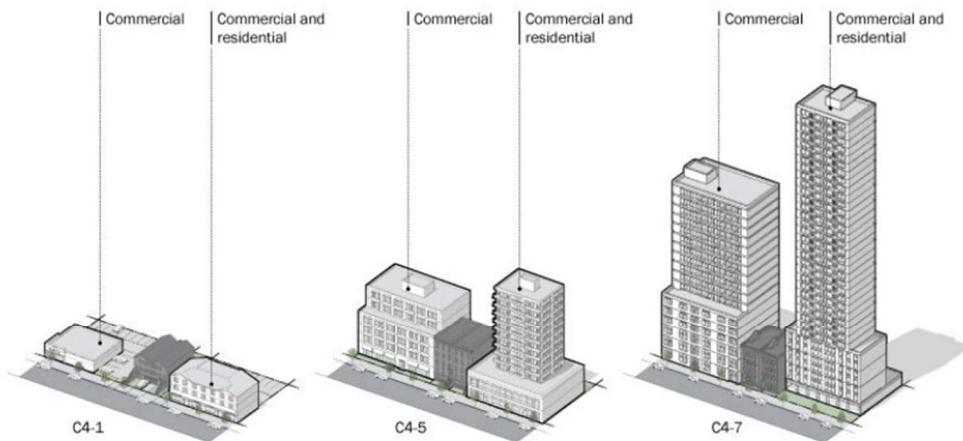
Multi locations to serve you
 (1) 36-15 33rd St, Astoria, NY 11106
 (2) 162-04 Metropolitan Ave, Forest Hills, NY 11375

Commercial Districts: C4

C4 districts are mapped in regional commercial centers, such as Flushing in Queens and the Hub in the Bronx, that are located outside of the central business districts. In these areas, specialty and department stores, theaters and other commercial and office uses serve a larger region and generate more traffic than neighborhood shopping areas. Use Groups 5, 6, 8, 9, 10 and 12, which include most retail establishments, are permitted in C4 districts. Uses that would interrupt the desired continuous retail frontage, such as home maintenance and repair service stores listed in Use Group 7, are not allowed.

C4 districts with an A, D or X suffix are contextual districts in which the commercial and residential bulk and density regulations can differ from corresponding non-contextual districts. Some districts have the same commercial and residential floor area ratios (FAR) as shown in the table, but may differ in parking requirements. Floor area may be increased with a public plaza or Inclusionary Housing Program bonus.

C4-1 districts are mapped in outlying areas, such as the Staten Island Mall, that require large amounts of parking. C4-2 through C4-5 districts are mapped in more densely built areas, such as Steinway Street in Astoria (C4-2A), Fordham Road (C4-4), and parts of Jamaica (C4-5X). C4-6 and C4-7 districts are mapped in densely built areas in Manhattan, including most of Broadway on the Upper West Side (C4-6A) and portions of central Harlem (C4-7).

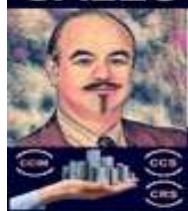


C4 Regulations

C4	Contextual General Commercial District								
	C4-2A	C4-3A	C4-4A	C4-5A	C4-6A	C4-7A	C4-4D	C4-5D	C4-5X
Commercial FAR	3.0		4.0		3.4	10.0	3.4	4.2	4.0
Residential District Equivalent		R6A		R7A		R10A	R8A	R7D	R7X
Required Accessory Parking PRC-B		1 per 400 sf			None		1 per 1,000 sf		None
Permitted Sign Regulations (surface area)					5 X street frontage (500 sf total)				

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(718) 38-15 33rd St, Astoria, NY 11106 (212) 63-02 Metropolitan Ave, Forest Hills, NY 11375

Schedule A Description

Title Number **SSS-10251-Q-2018**

Page **1**

All that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

Beginning at a point on the southerly side of Queens Boulevard, as widened, distant 280 feet easterly from the corner formed by the intersection of the southerly side of Queens Boulevard with the easterly side of Marion Avenue, now 63rd Avenue;

Running Thence southerly at right angles to Queens Boulevard and part of the distance through a party wall, 100 feet;

Thence easterly parallel with Queens Boulevard, 20 feet;

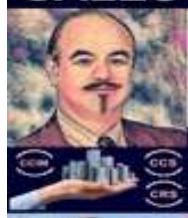
Thence northerly at right angles to Queens Boulevard and part of the distance through a party wall, 100 feet to the southerly side of Queens Boulevard;

Thence westerly along the southerly side of Queens Boulevard, 20 feet to the point or place of Beginning.

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