

**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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917-806-7040

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Multi locations to serve you
(1) 36-11 33rd St, Astoria, NY, 11106
(2) 27-04 Francis Lewis Blvd, Flushing, NY 11358
(3) 103-08 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 Expway**
***Ideal for users & Investors**

PRICE: \$2,225,000 (6.4 Cap) **PROPERTY VIDEO:** <https://youtu.be/vsKq5YKYZ2I> 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

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

Lot sqft → 2,000
Lot dimensions → 20 ft x 100 ft
Ground elevation 26 ft
Corner lot No

Zoning

Zoning districts → C4-2
Zoning map 14a
Qualified opportunity zone Yes

Building

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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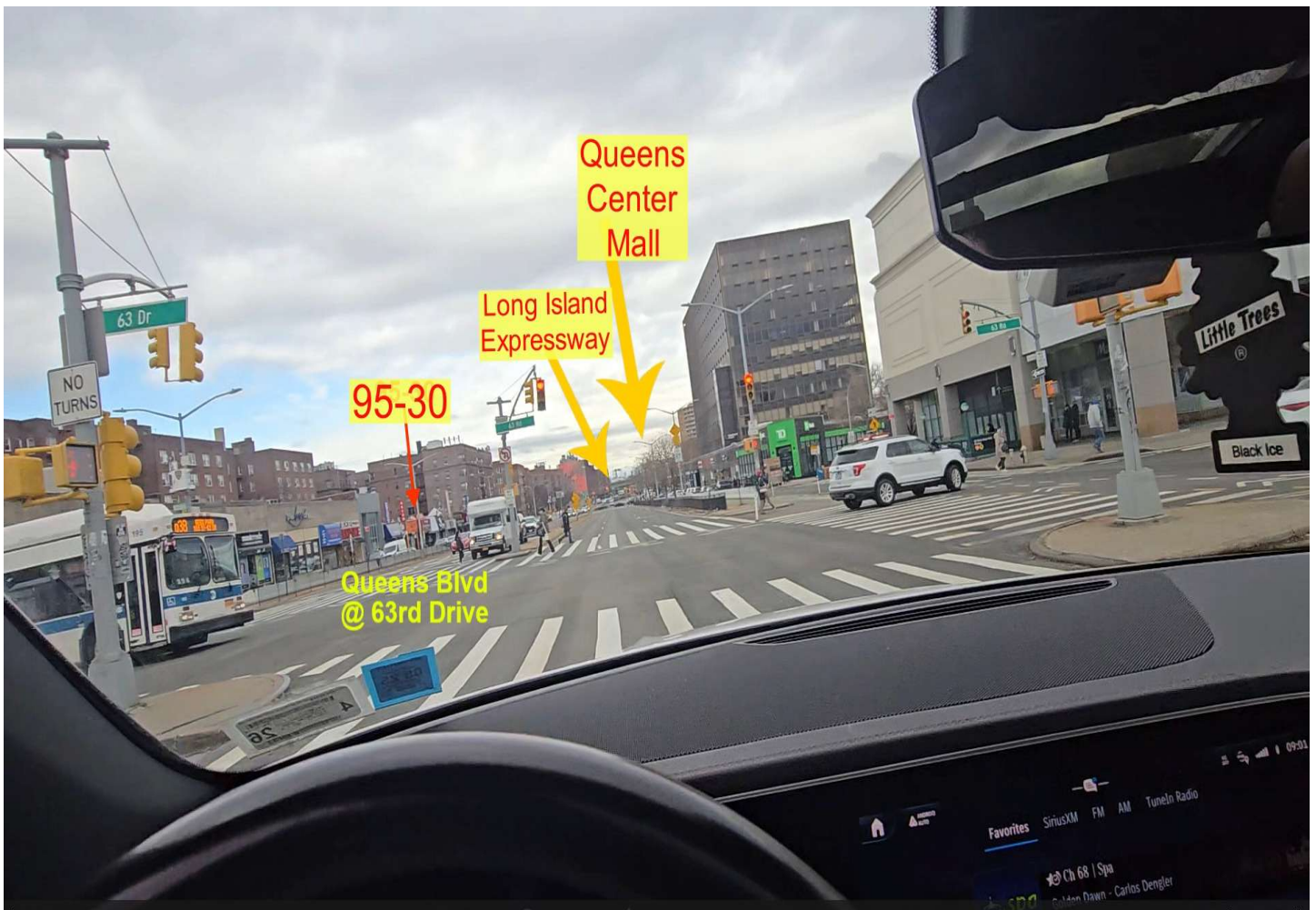
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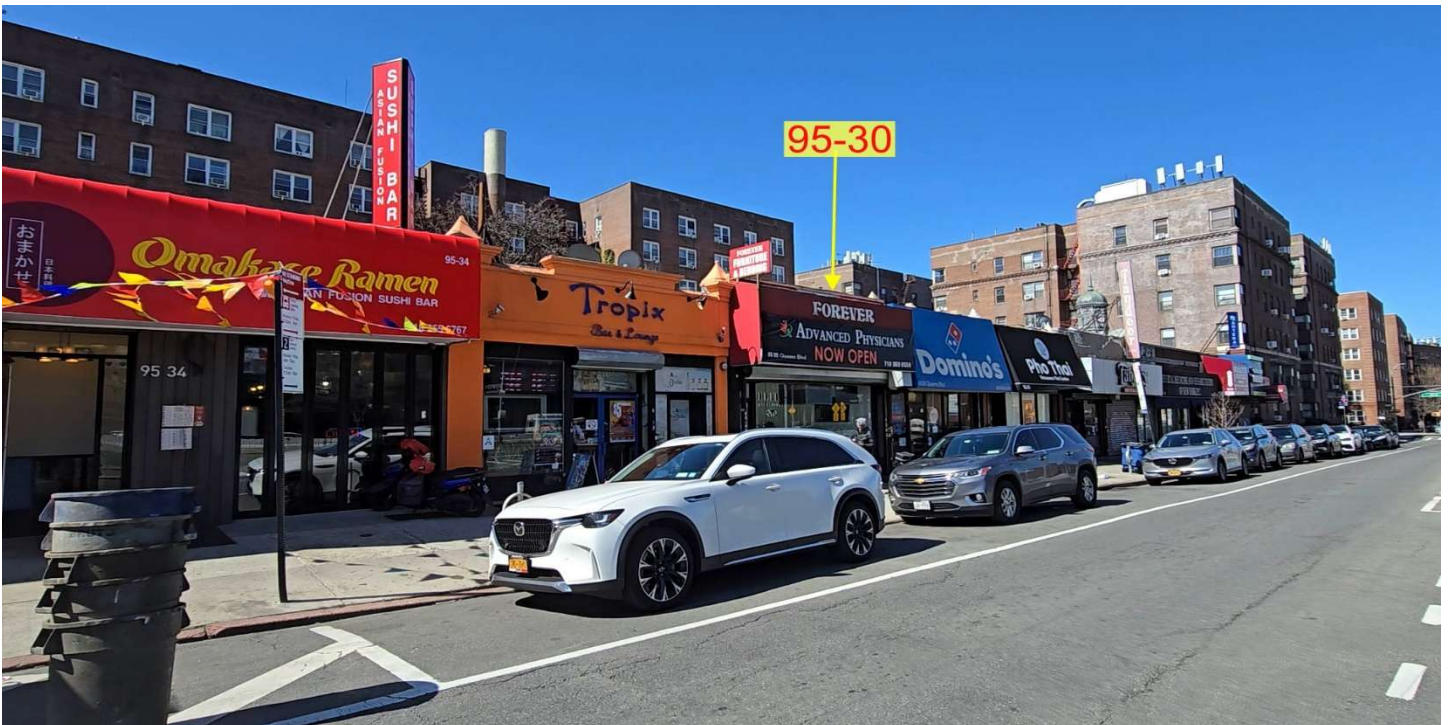
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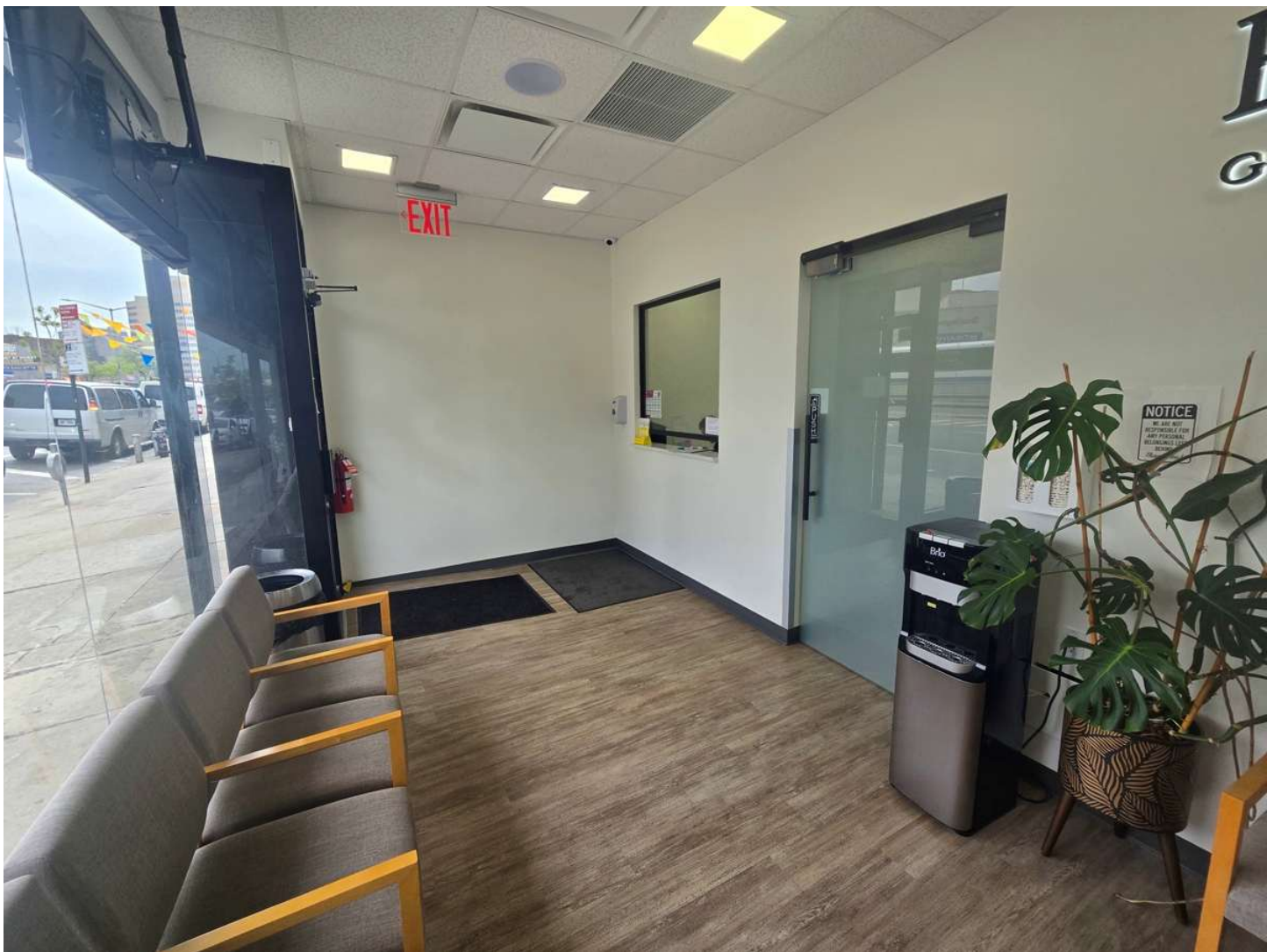
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WAITING ROOM



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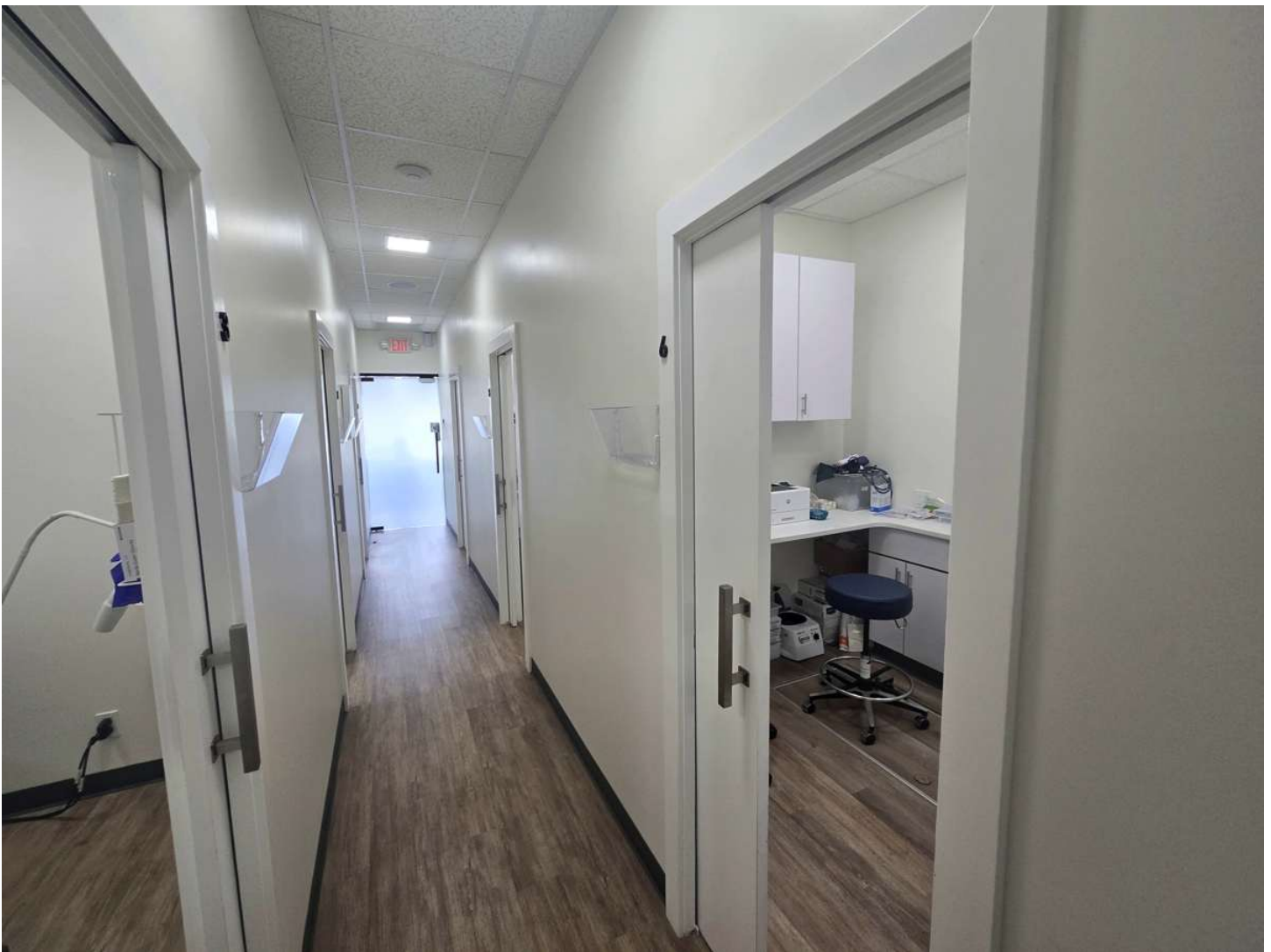
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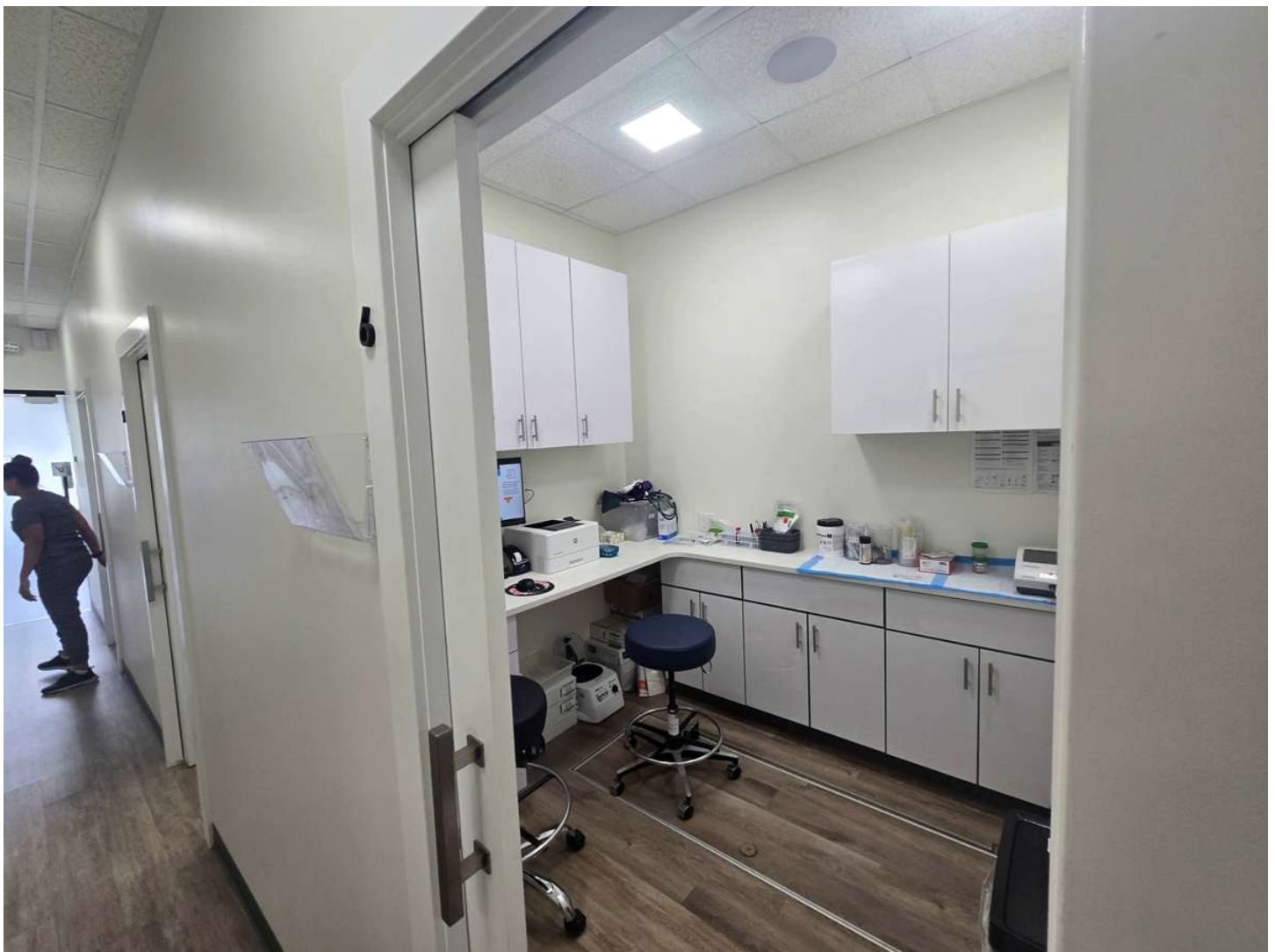


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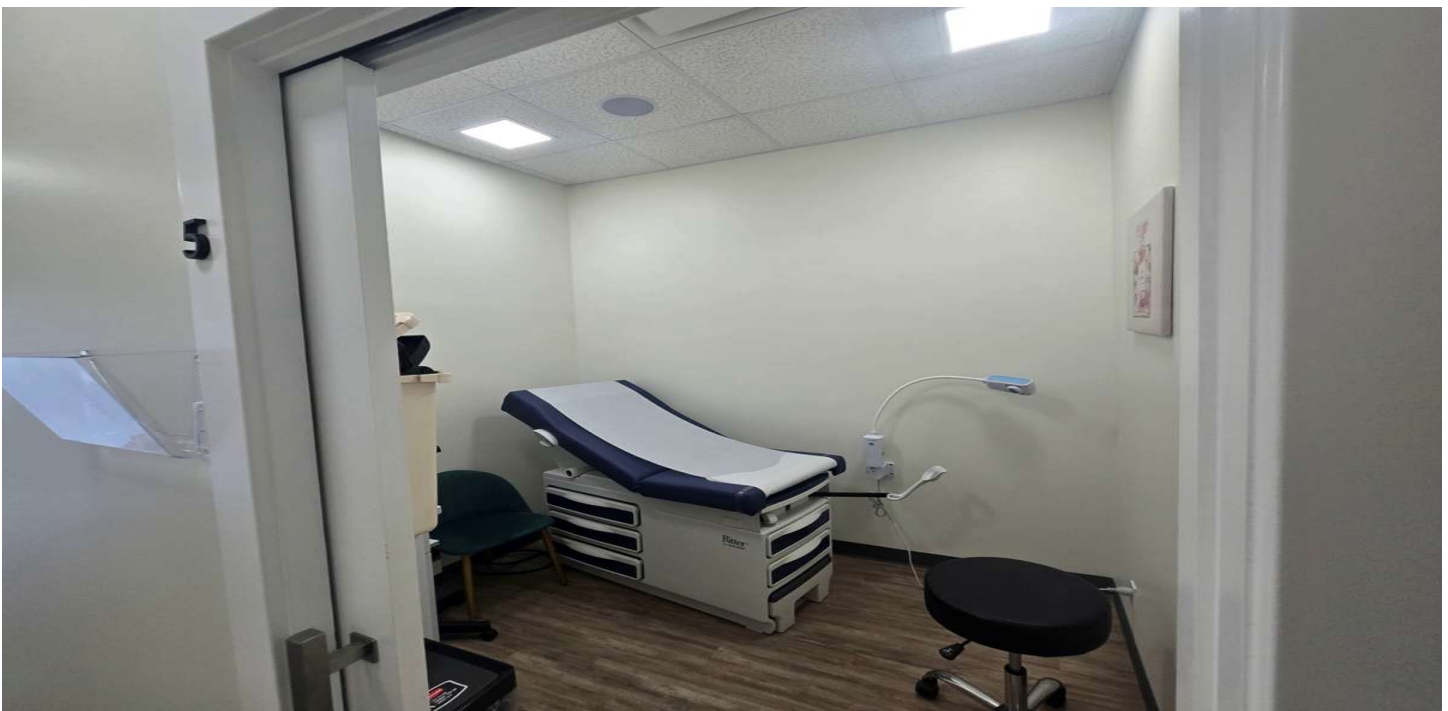
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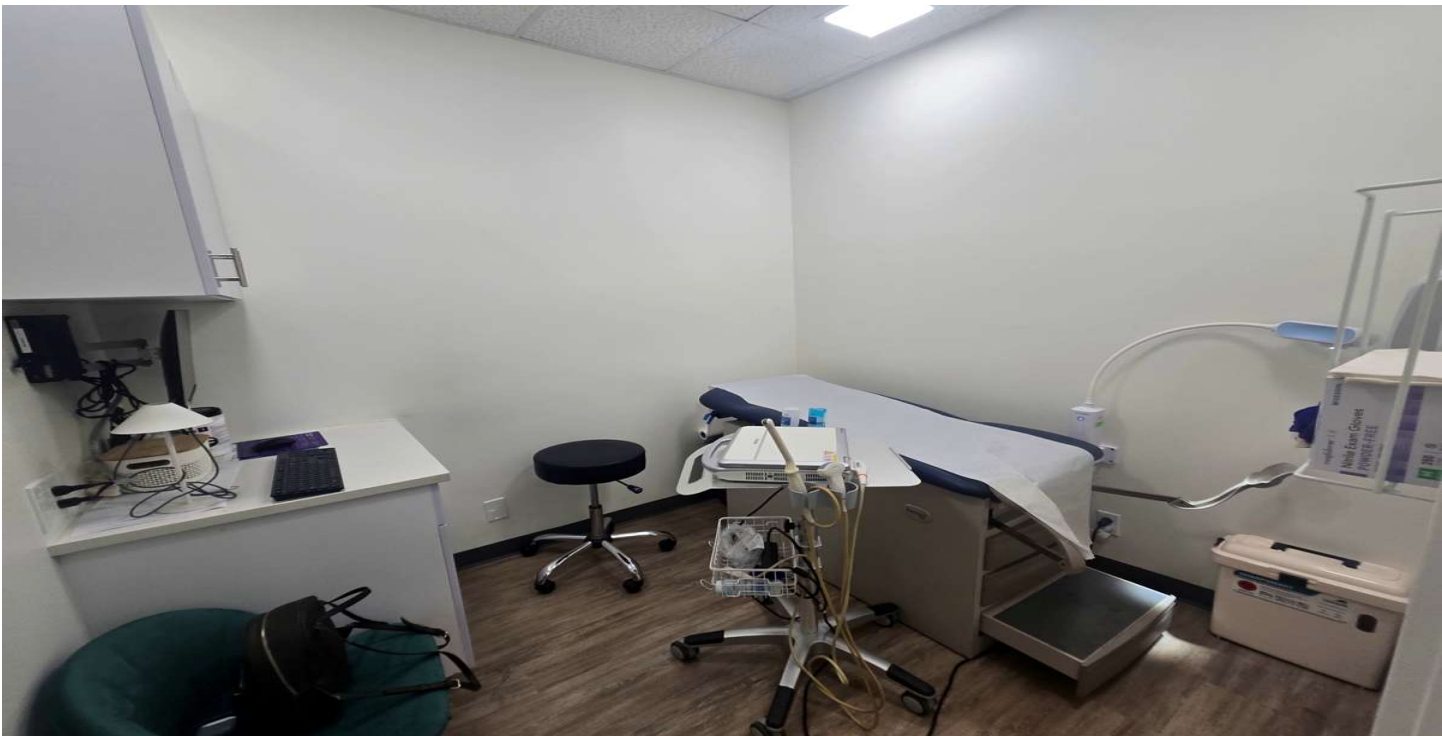
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MEZZANINE STAIRWELL



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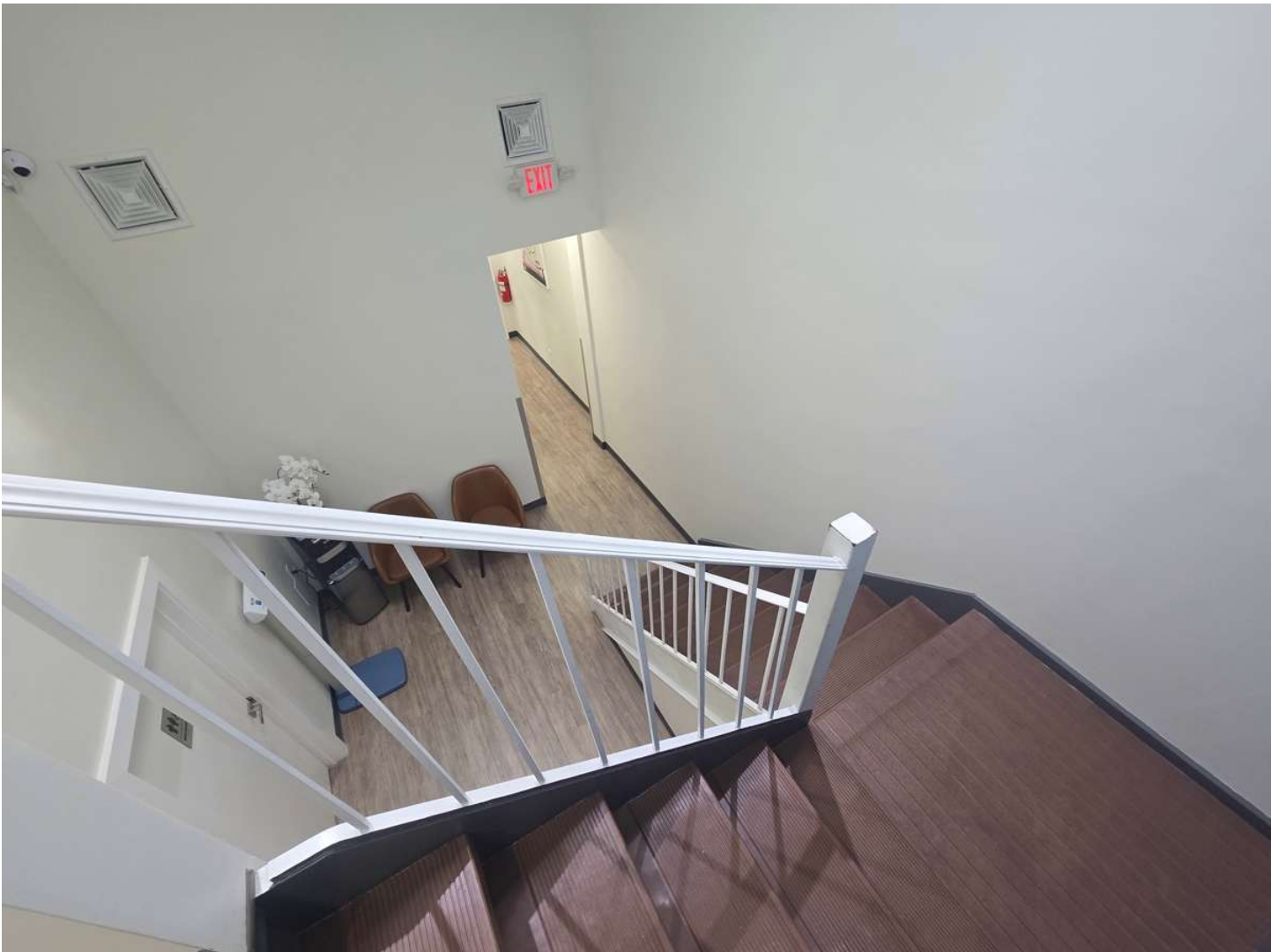
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MEZZANINE ROOM WITH SKYLIGHT



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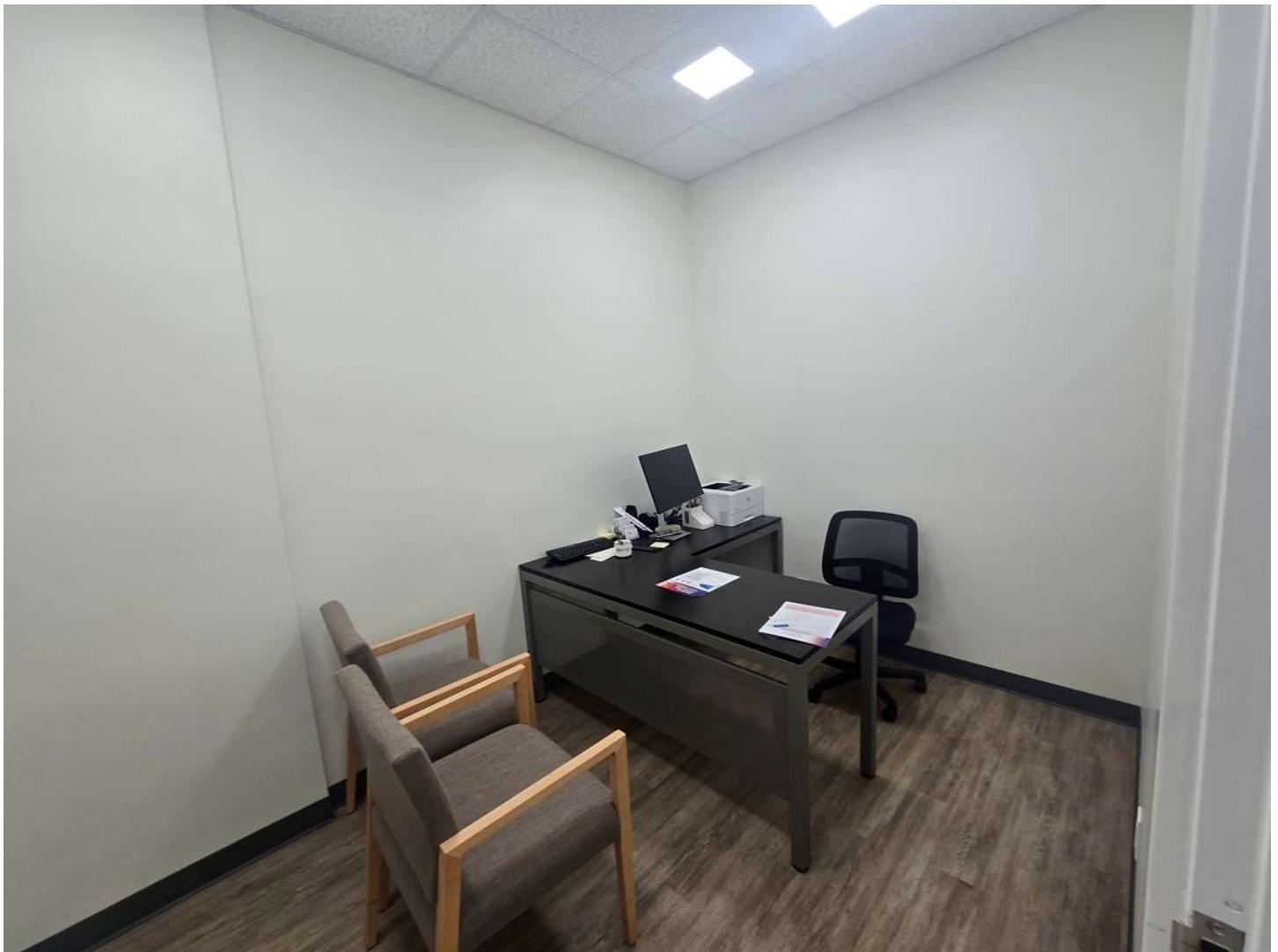
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1ST FLOOR IMAGING ROOM



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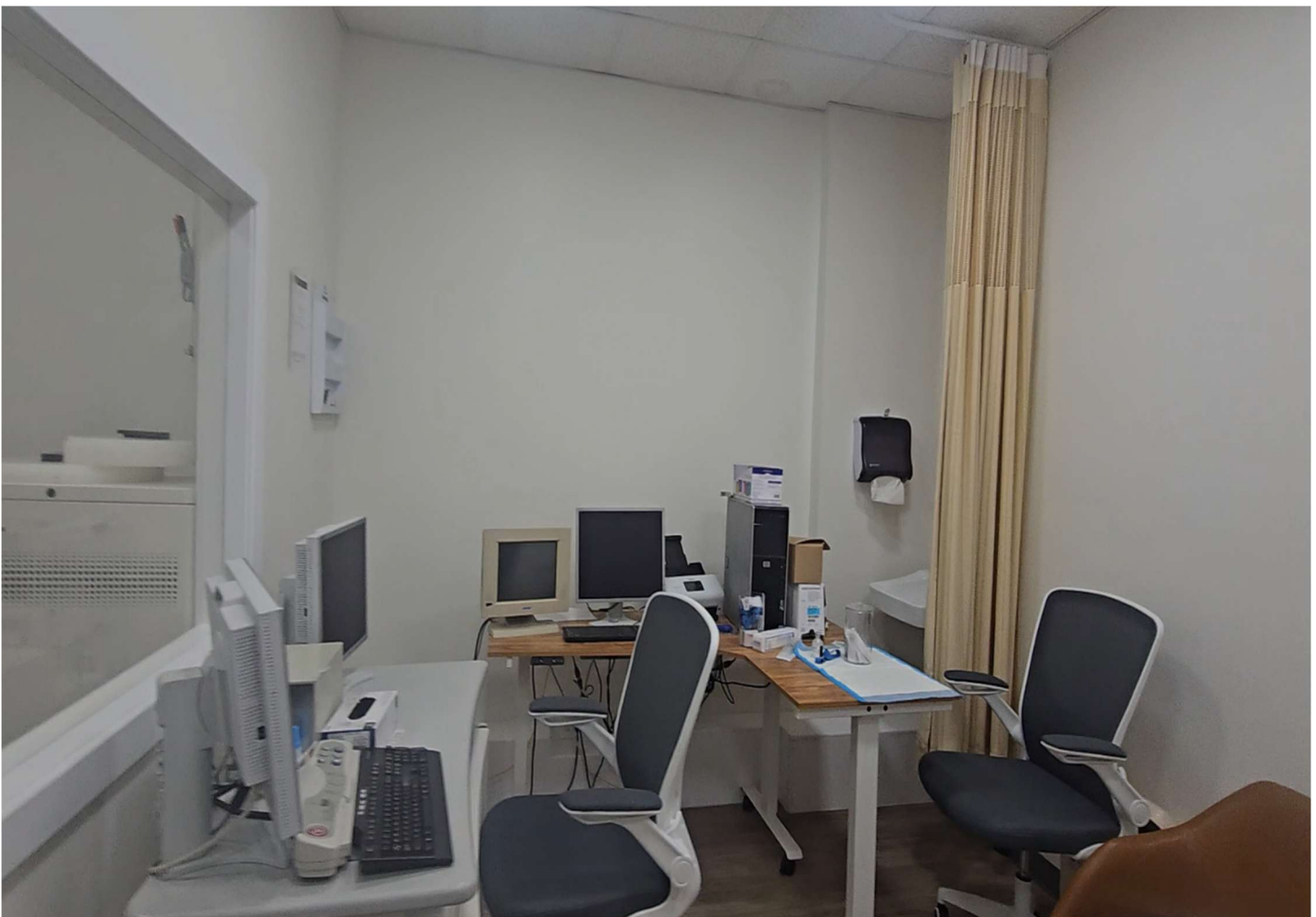
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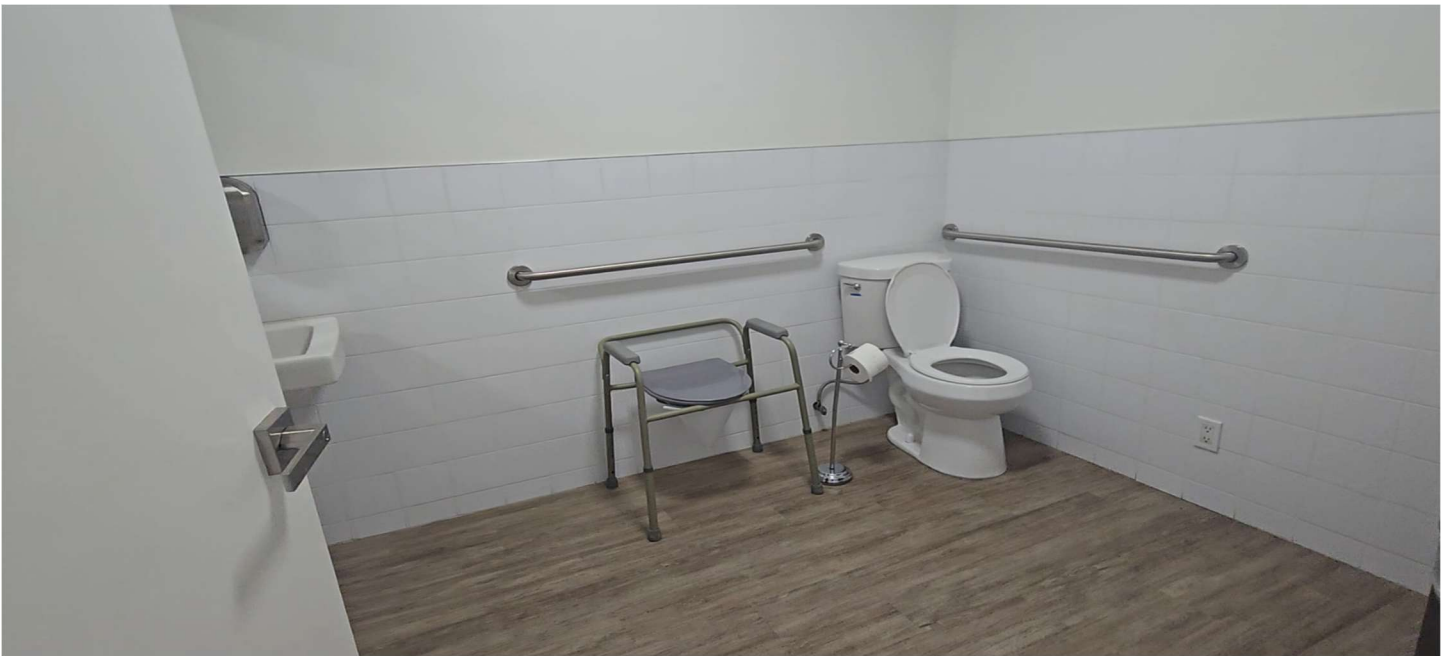
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1st FLOOR REAR ROOM NEXT TO IMAGING ROOM

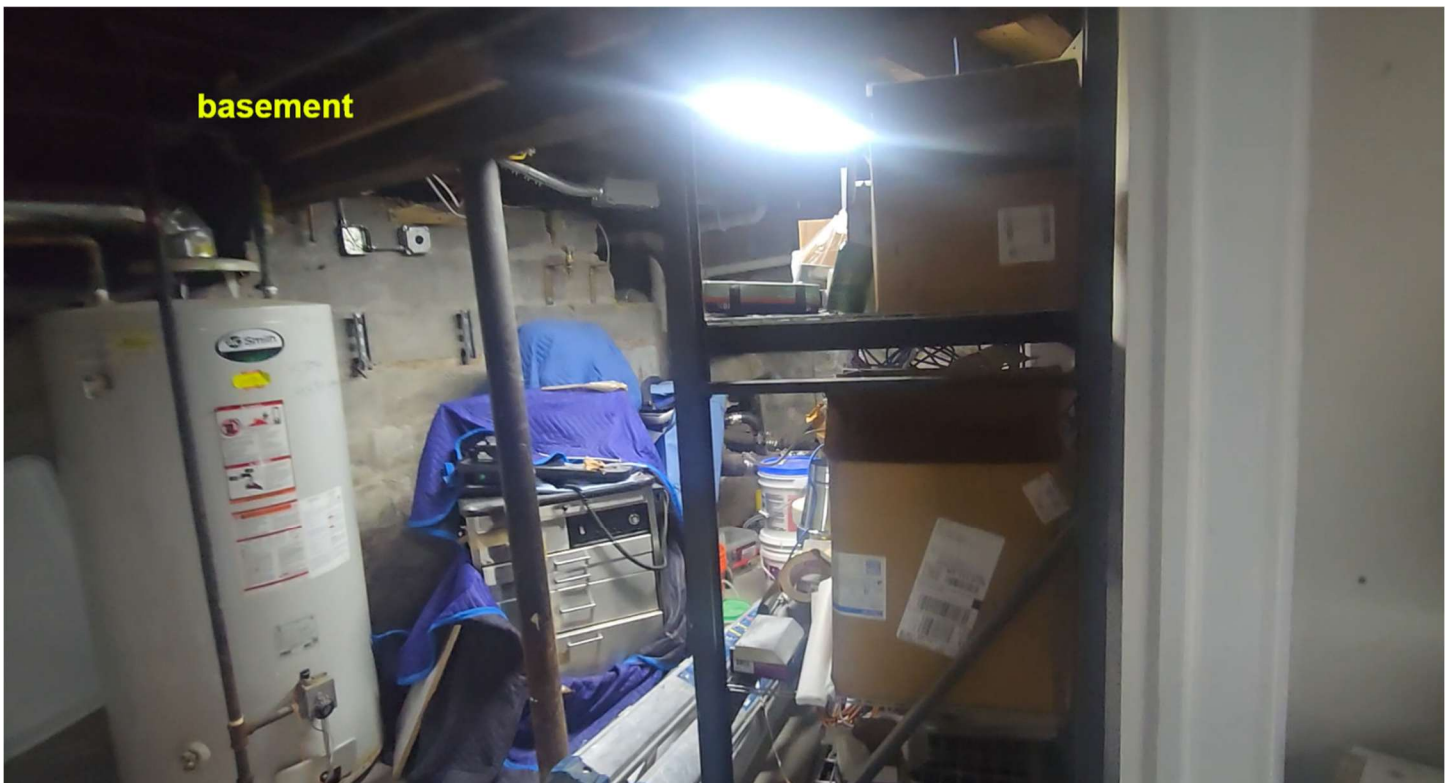


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BASEMENT



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AERIAL FRONT



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AERIAL REAR VIEW



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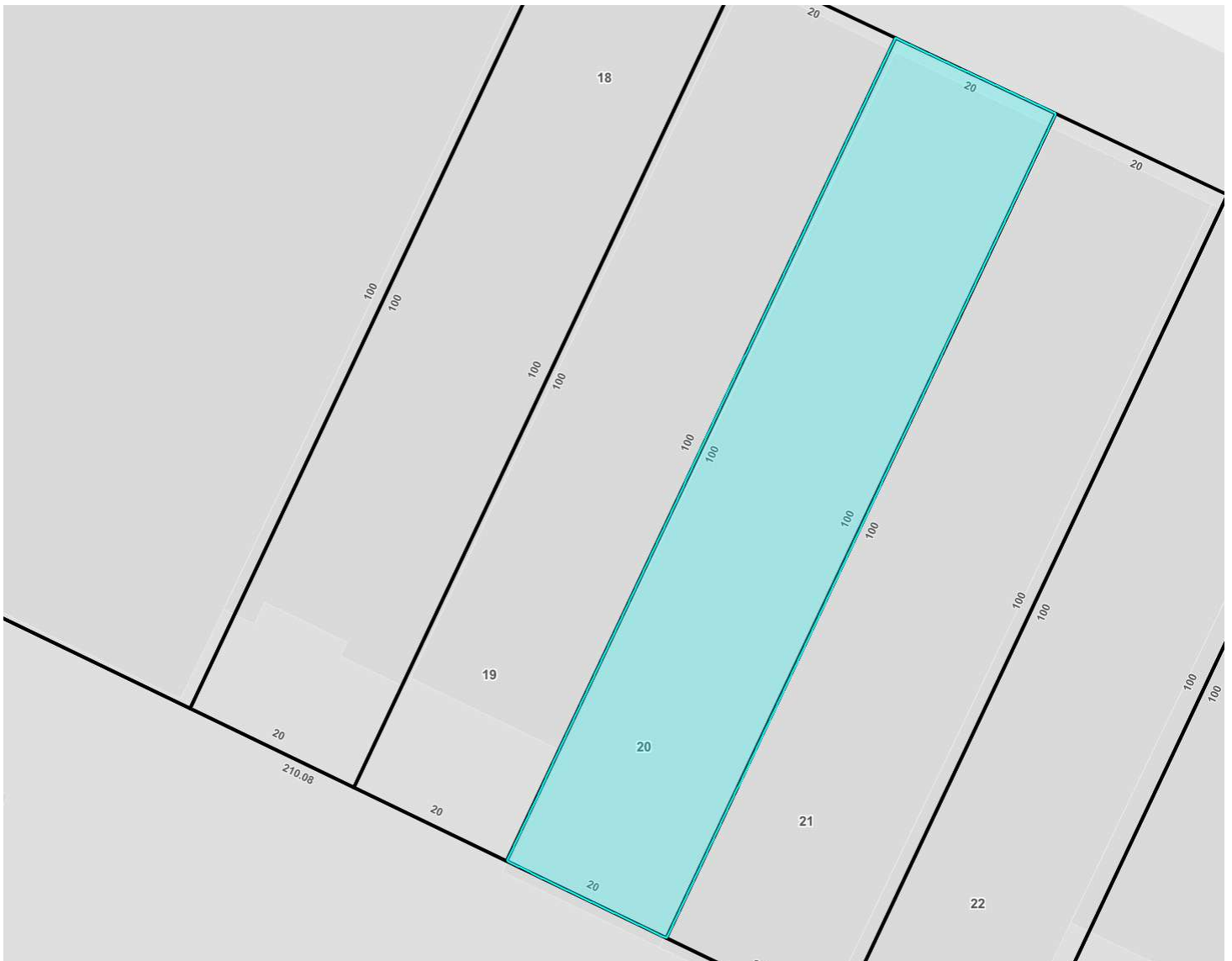
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TAX MAP ZOOMED OUT



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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

Average household income	\$111,155
White collar	87.7%
Blue collar	12.3%

Housing

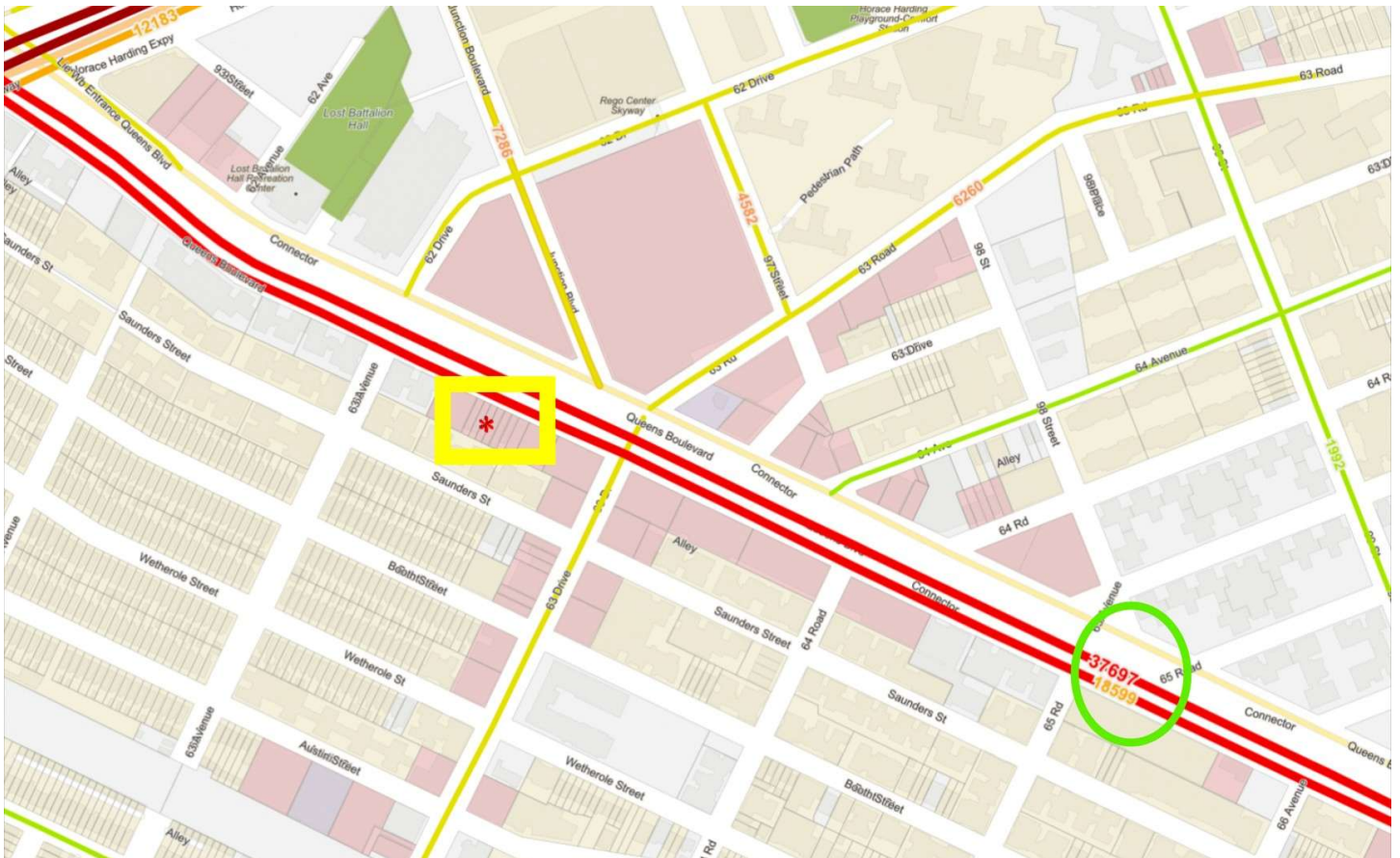
Family households	61.0%
Households with kids	25.5%
Housing units	21,197
Occupied housing units	19,503
Owner occupied units	39.8%
Average number of people per household	2
Median year structure built	1955
Houses with mortgages	42.4%

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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VEHICLE DAILY TRAFFIC COUNT



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917-806-7040

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(1) 36-15 33rd St, Astoria, NY 11106
(2) 27-44 Francis Lewis Blvd, Flushing, NY 11358
(3) 103-08 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 \(PDF\)](#)

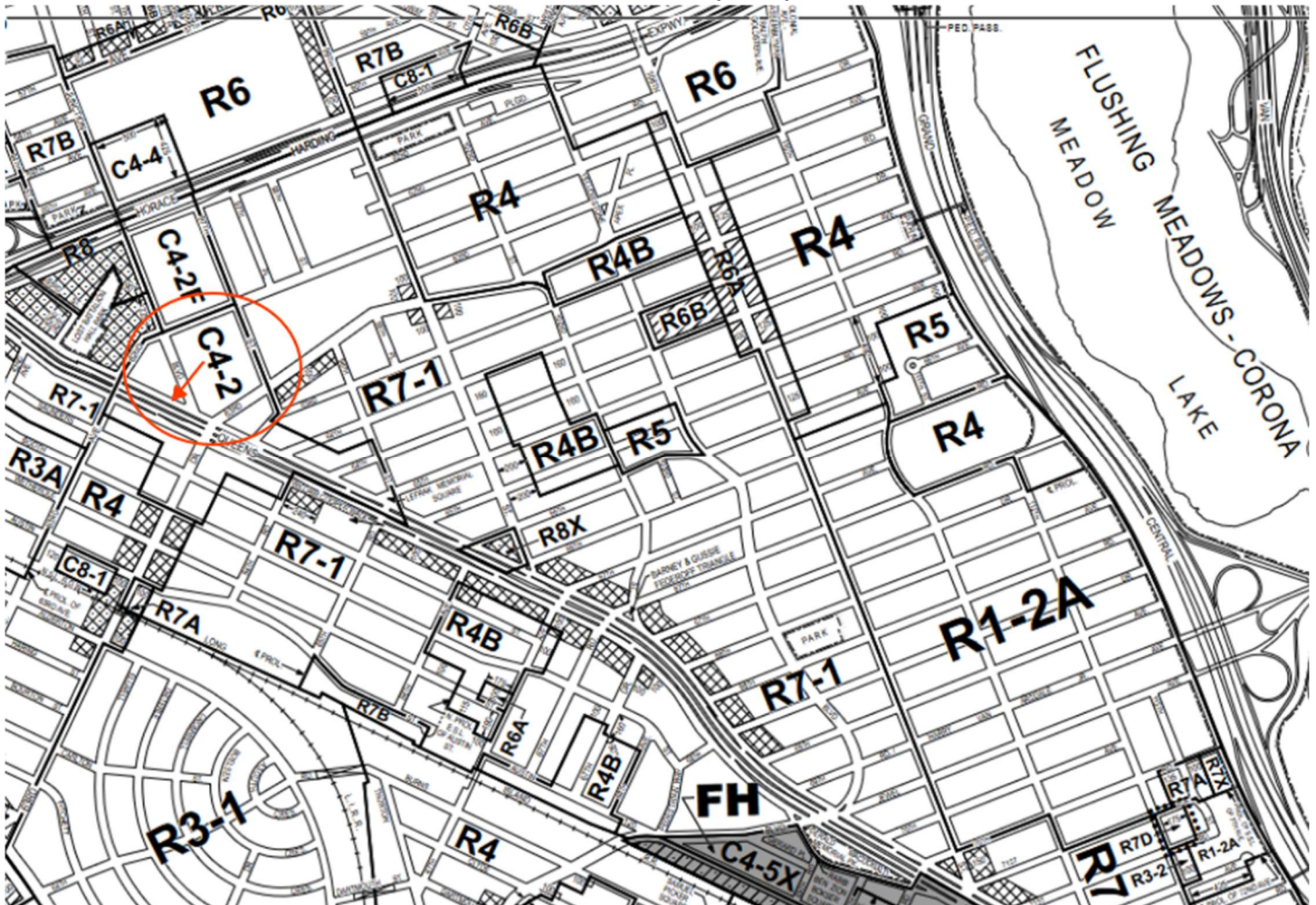
Land Use	Commercial & Office Buildings
Lot Area	2,000 sq ft
Lot Frontage	20 ft
Lot Depth	100 ft
Year Built	1933
Year Altered	2003
Building Class	Store Buildings (Taxpayers Included) - One Story Retail Building (K1)
Number of Buildings	1
Number of Floors	1
Gross Floor Area	2,000 sq ft
Total # of Units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

Neighborhood Information

Community District	Queens Community District 6
City Council District	Council District 30
School District	28
Police Precinct	112
Fire Company	L136
Sanitation Borough	4
Sanitation District	06
Sanitation Subsection	2D

THE WEINBERGER TEAM
SALES-LEASING-APPRAISALS
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ZONING MAP (C4-2)



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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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