

**146-10 Guy R. Brewer Blvd., Jamaica NY 11434  
4,900 SF AUTO GARAGE + 8,750 SF LAND for LEASE  
PLUS BUSINESS for SALE**



**BLDG. DETAILS:**

**Block: 13310 Lot: 69, 70**

- Building: 4,900 SF Auto Garage + 8,750 SF Land
- Zone: R3-2 / C of O for Auto & body repair, parking and storage of vehicles, legal spray booth, freight transfer terminal, loading & unloading berth
- 2 Drive in doors to warehouse and 2 for land
- 13' Ceiling, Gas heat, heavy power, floor drain
- **LEASE: \$300,000 Including Taxes**
- **BUSINESS: \$750,000 includes all equipment**

Exclusive Broker for more info and Tours

Jaffe Realty, LLC

Brian Jaffe

718-216-6626

Brian@Jaffe-Realty.com



**TRANSPORTATION:**

**Highways:**

Belt Parkway  
Van Wyck Expy  
Nassau Expy  
Cross Island Pkwy

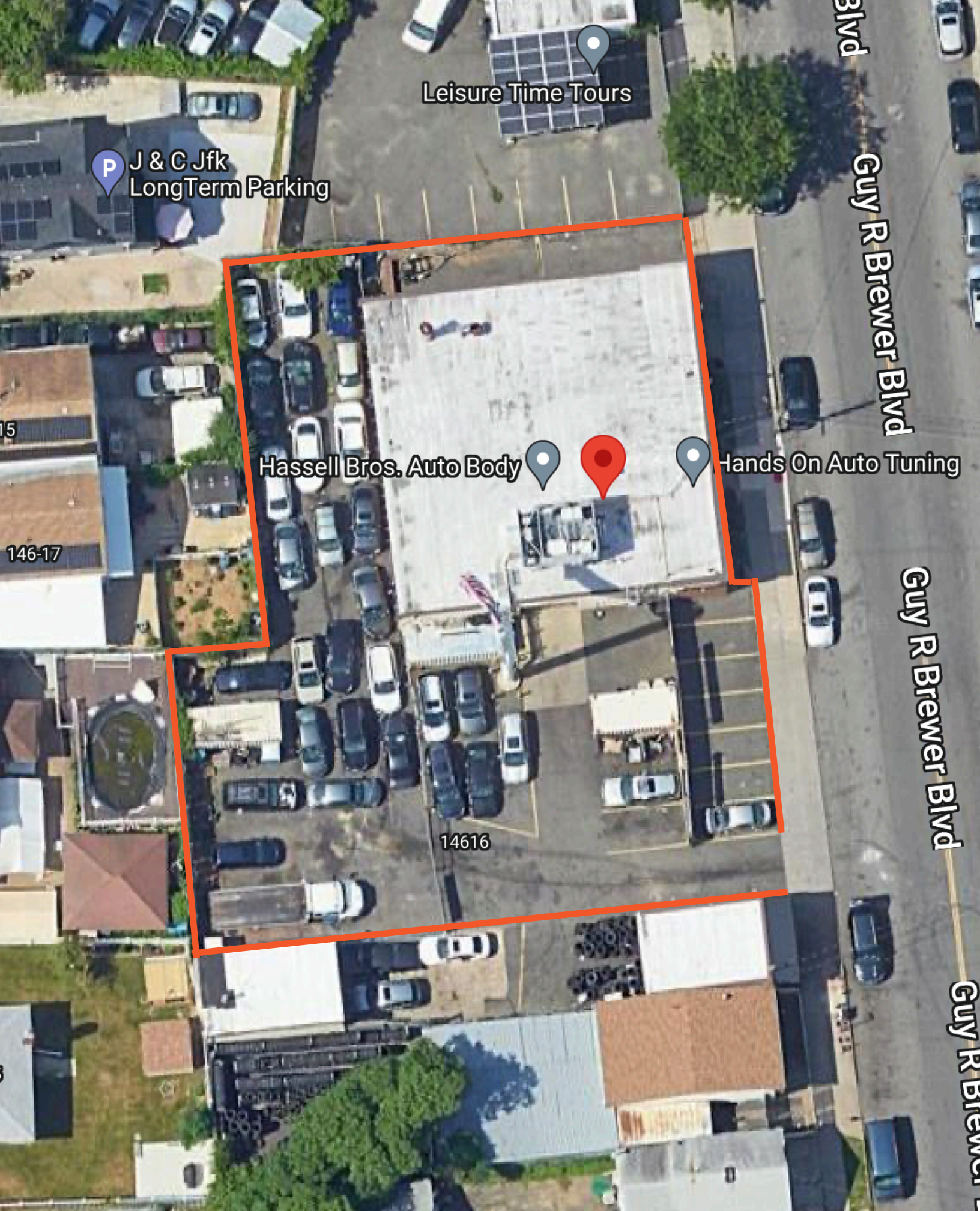
*6 Minutes Drive to  
JFK Airport*

**Bus:**

Q3, Q111,  
Q113, Q114

23-68 48th St., Astoria NY Phone (347) 730-5499 Cell (718) 216-6626

Although all information is from sources deemed reliable, and no representation is made as to the accuracy thereof, it is submitted subject to errors, omissions, changes of price, prior sale, or withdrawal without notice.



Leisure Time Tours

P J & C Jfk LongTerm Parking

Guy R Brewer Blvd

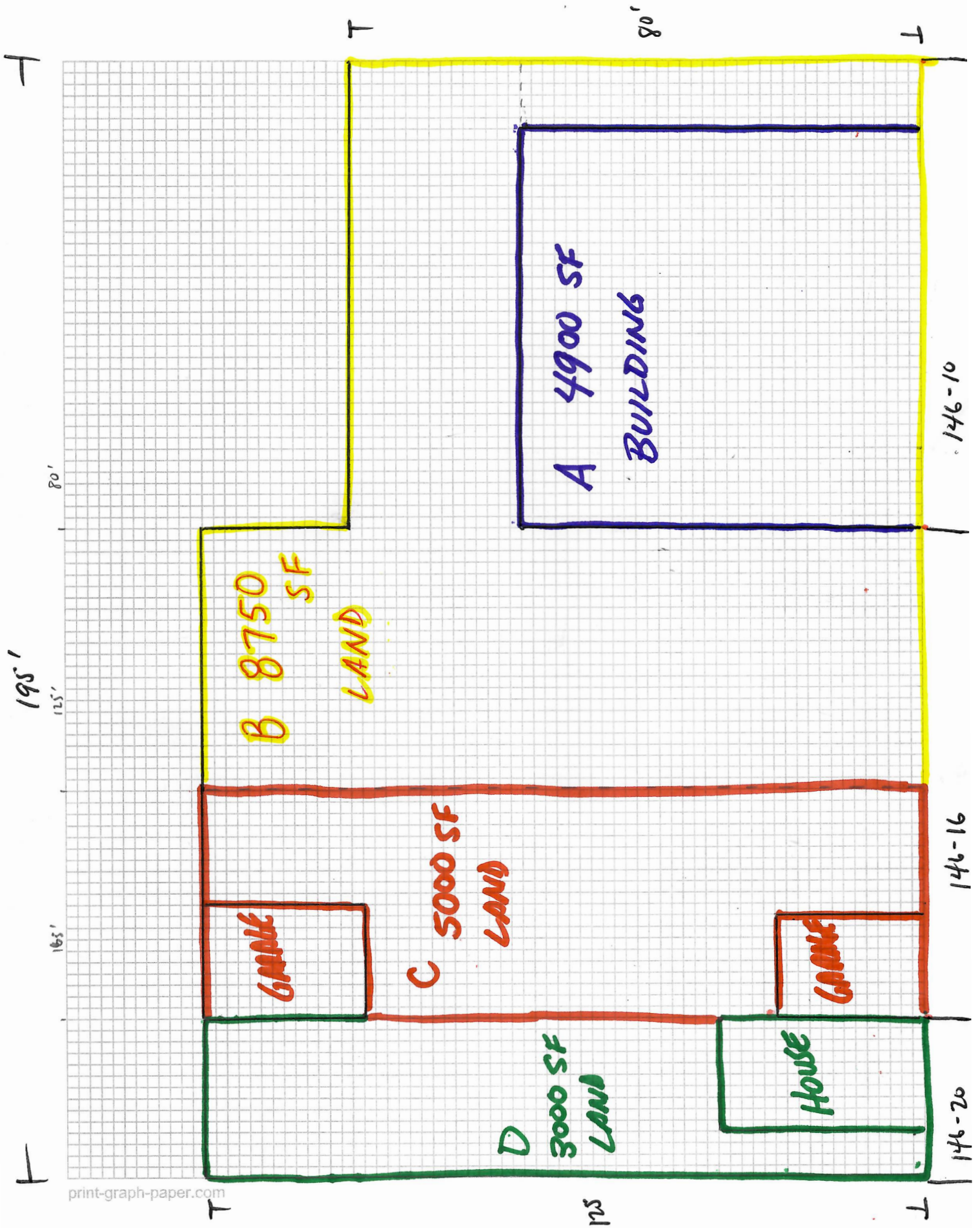
Hassell Bros. Auto Body

Hands On Auto Tuning

Guy R Brewer Blvd

14616

Guy R Brewer Blvd





## WAREHOUSE AND OFFICE



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**CELL TOWER**

**HOUSE**

**GARAGE (1)  
(priced as  
land)**

**LAND**

**Building**





**Lifts**



**Legal  
Spray Booth**



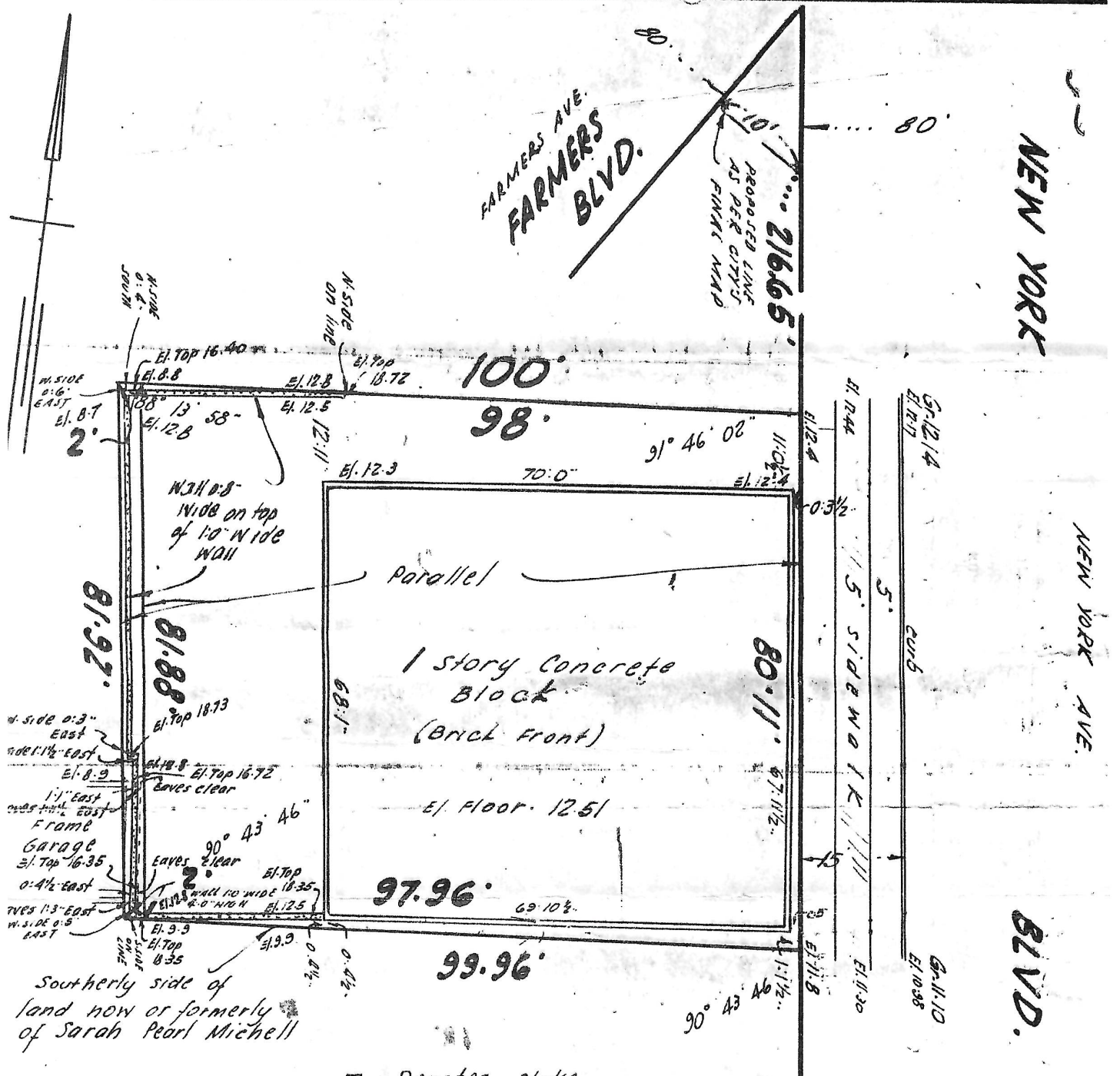
**Office**



**Floor Trap**



**T Mobile Cell Tower**



□ Denotes stake

El. 10.98 indicates existing elevation  
Gr. 11.10 " city's established grade

SCALE: 1" = 20'

**PROPERTY AT SPRINGFIELD GARDENS**

4<sup>th</sup> WARD, BOROUGH OF QUEENS

U.S. STANDARD

Amended 1-20-1964  
Amended 12-20-1963  
FINAL 11-18-1963  
FOUNDATION LOCATION - 1-19-62

Guaranteed to Home Title Division,  
Chicago Title Insurance Co. &  
Columbia Savings & Loan Ass'n.

Owner: J. Decker Ave



THIS SURVEY IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY AND IS SUBJECT TO WHATEVER A MORE COMPLETE TITLE SEARCH MAY REVEAL. IT IS NOT TO SCALE AND USING IT TO LOCATE NEW CONSTRUCTION MAY RESULT IN PROBLEMS FOR WHICH THIS SURVEYOR WILL NOT BE LIABLE.

CERTIFIED TO:

WILLIAM R. HUNTER  
NORTHEAST HUNTER CENTER  
SOUTH COASTAL ABSTRACT

FILE NO. 311-0420

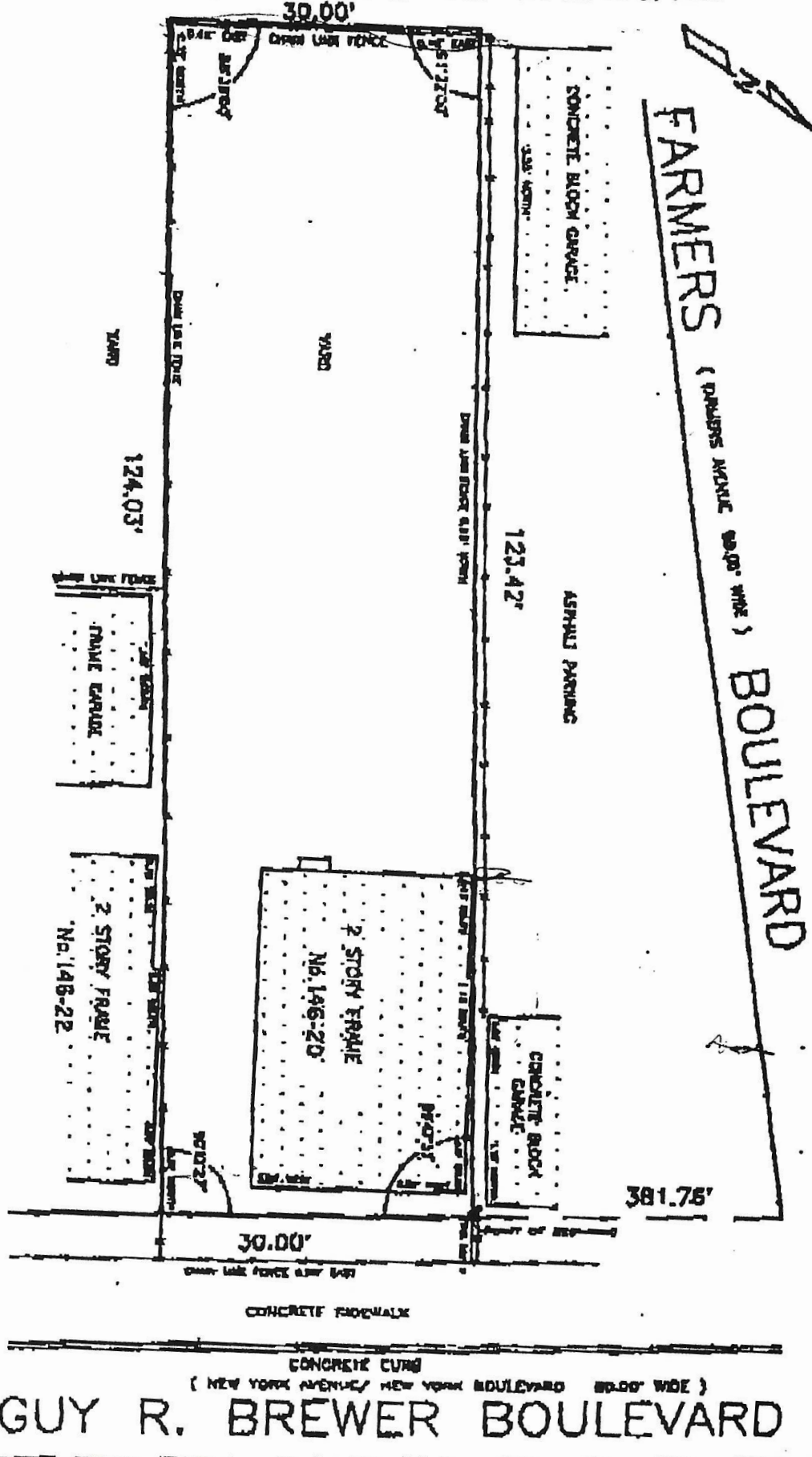
SEE MAP  
SECTION  
BLOCK  
14

FILED MAP  
SECTION  
BLOCK  
14

DATE SURVEYED:  
MARCH 1974 (1974)

CONDUCTED BY:  
GUY R. BREWER, P.E.  
NEW YORK STATE REGISTERED  
LAND SURVEYOR  
NO. 148-22  
100 W. 11th St.  
NEW YORK, N.Y. 10013

APPROVED BY:  
BOROUGH OF QUEENES  
COUNTY OF QUEENES  
STATE OF NEW YORK



GUY R. BREWER BOULEVARD  
(NEW YORK AVENUE/NEW YORK BOULEVARD 80.00' WIDE)

*[Handwritten signature]*

# DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, THE CITY OF NEW YORK

No. **Q 154958**

Date **1/28/64**

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~addition~~ building-premises located at  
**146-10 New York Blvd., WS. 234.62' S/O Farmers Blvd.**  
**218.81' S/O Mapped line** Block 13310 Lot 69

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~max~~ No. -- N.B. **721/61**

Construction classification-- **Non-fire**

Occupancy classification-- **Comm.**

Height **1** stories, **15** feet.

Date of completion-- **12/11/63**

Located in **Ret.** Use District.

D Area **1/2** Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
<b>1</b>	<b>On gr.</b>	<b>15</b>	<b>3</b>	<b>18</b>	<b>Freight transfer terminal, Loading &amp; unloading berth, Offices. Parking &amp; storage of more than five motor vehicles within the building and in open space</b>
					<b>Plot - 80.11' x 100' x 80' x 100'</b>

# DEPARTMENT OF BUILDINGS

BOROUGH OF

QUEENS

, THE CITY OF NEW YORK

Date

12/8/64

No.

9 150143

## CERTIFICATE OF OCCUPANCY

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ <sup>xxx</sup> altered-~~existing~~ <sup>xxxx</sup> building--premises located at **13310** Block **69** Lot **69**  
**146-10 New York Blvd.**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the ~~West~~ <sup>East</sup> side of **New York Blvd.**  
distant **234.62'** (**216.55'** map.) feet **South** from the corner formed by the intersection of **New York Blvd.**  
and **Farmers Blvd.**  
running thence **W. 100'** feet; thence **S. 80'** feet;  
thence **E. 100'** feet; thence **N. 80.11'** feet;  
running thence \_\_\_\_\_ feet; thence \_\_\_\_\_ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. of Alt. No.--- ~~xxx~~ <sup>xxx</sup> **Alt. 1817/64**  
Occupancy classification--- **Comm.** . Height **1** stories, **Non-fire 13** feet.  
Date of completion--- **11/16/64** . Located in **R3-2** Zoning District.  
at time of issuance of permit.

**This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: and The City Planning Commission:**

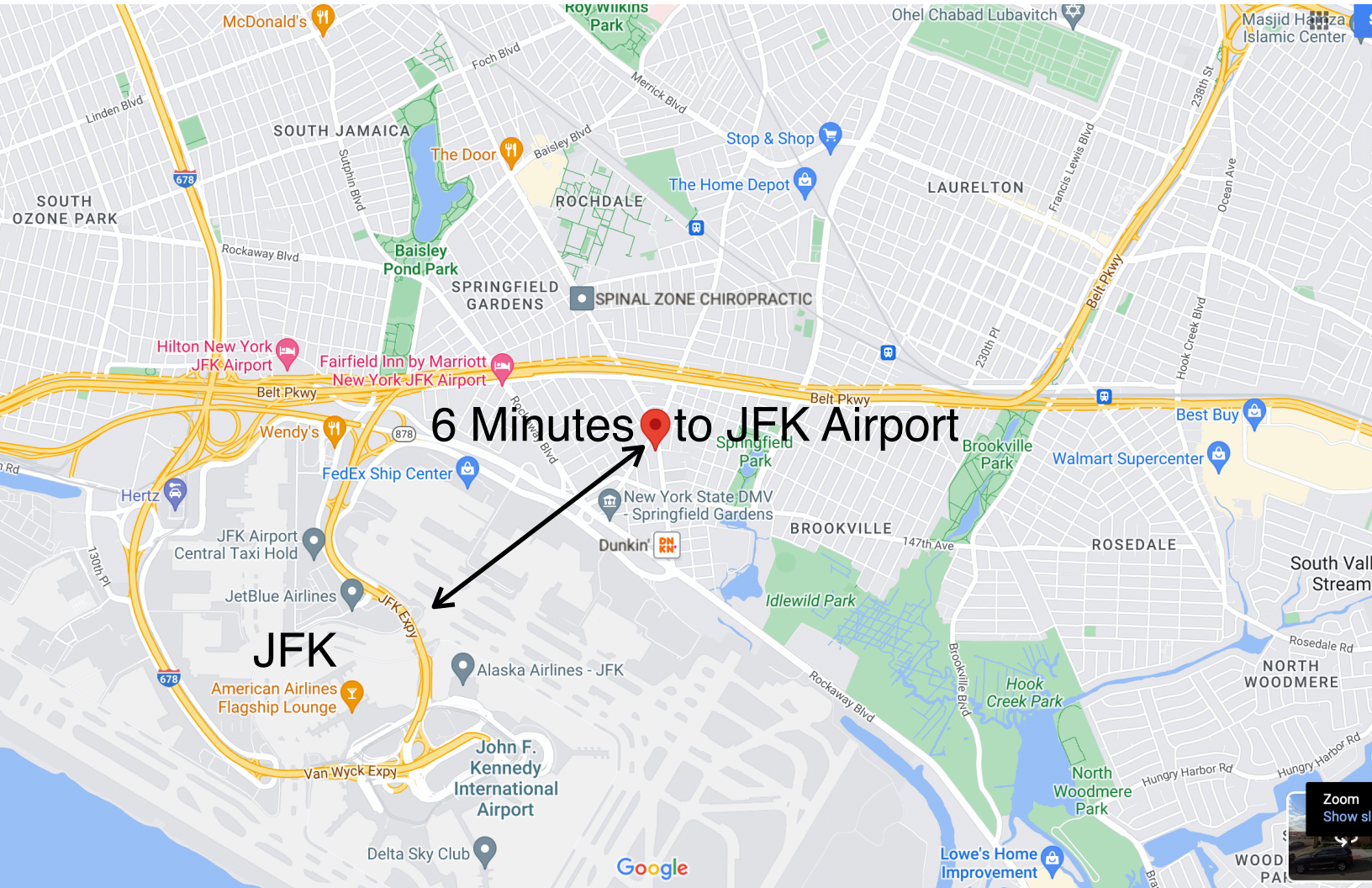
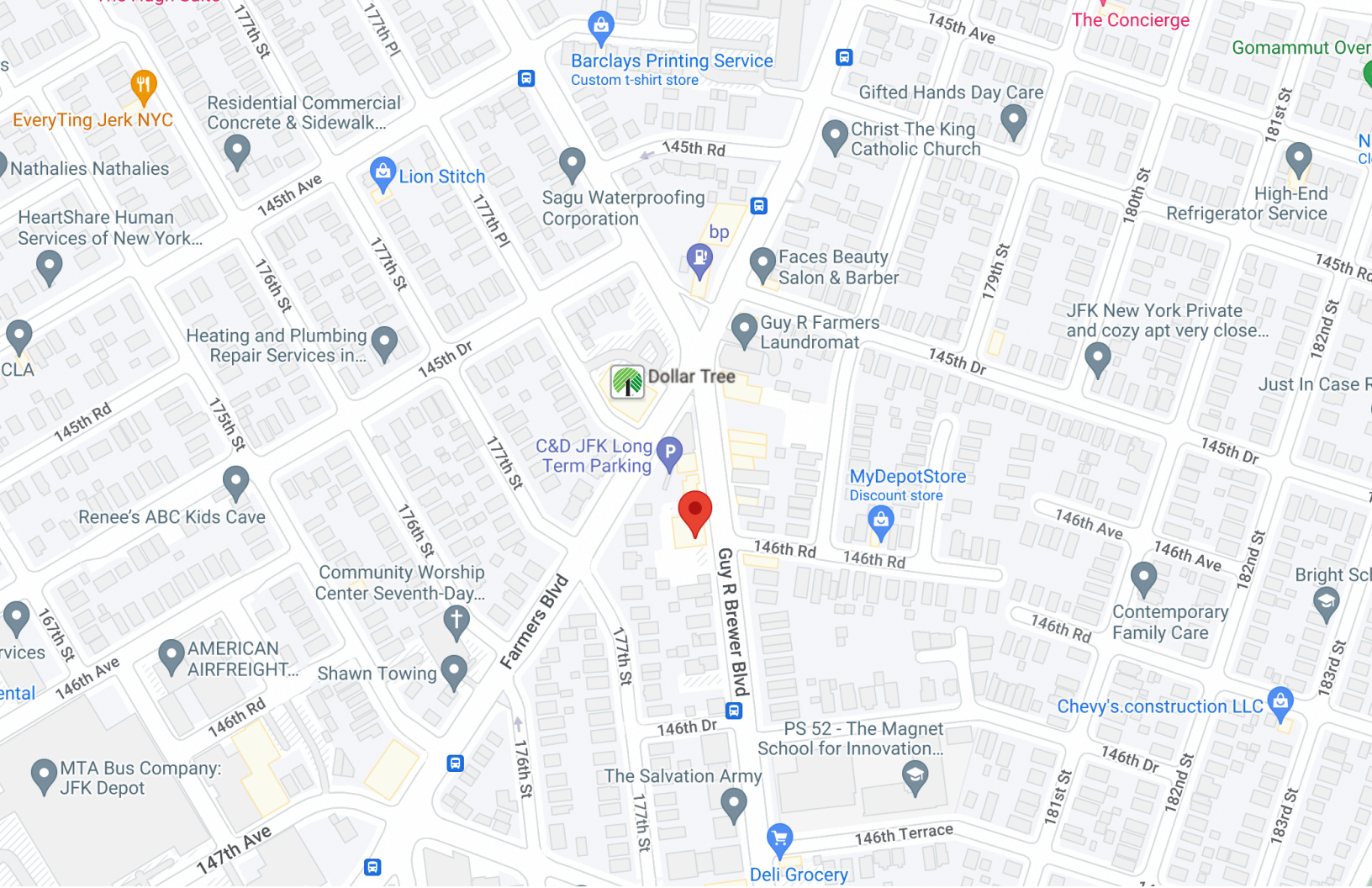
(Calendar numbers to be inserted here)

### PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces \_\_\_\_\_

Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
1	On gr.	18	Automobile repair shop including body repairs, office, parking & storage of motor vehicles within the building and in open space (Use gr. 16 & 17)



**For Tours by Appointment Only, Please Contact:**

**Exclusive Broker:**

**Jaffe Realty, LLC  
Brian Jaffe**

**O. (347) 730-5499**

**C. (718) 216-6626**

**E. [Brian@Jaffe-Realty.com](mailto:Brian@Jaffe-Realty.com)**

**W. [www.Jaffe-Realty.com](http://www.Jaffe-Realty.com)**



**JAFFE REALTY**  
— INDUSTRIAL - COMMERCIAL —

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