

SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



VICTOR WEINBERGER
NICK PSOMOPOULOS



917-806-7040

CELL 917-882-3230

718-429-4400

OFFICE 718-429-4400

34 years experience

35 years experience



92-08 95th Ave, Ozone Park NY, 11416
(4 blocks to Liberty Ave Subway @ Crossbay Blvd)

Totally renovated mixed-use building with central air, situated only 1 block west off Woodhaven Blvd. Only 4 blocks to Liberty Ave subway at Cross Bay Blvd.

1st floor is 1,500 SF with 12 ft ceilings. It is used as a licensed Daycare with use of backyard.

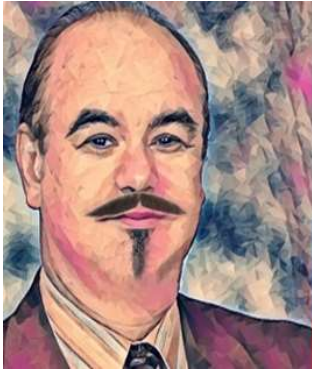
2nd floor features 1,500 SF renovated apartment with 11 foot ceilings. Building will be vacant on Title. Full 1,400 Sf basement. Building shows very well. Potential income is \$6,500 per month

CLICK FOR VIDEO <https://www.youtube.com/watch?v=RUGv-zbCMCQ> (Highlight and Open)

Price: \$1,049,000



25 X 100 Lot
25 x 60 Bldg
1,500 SF per floor



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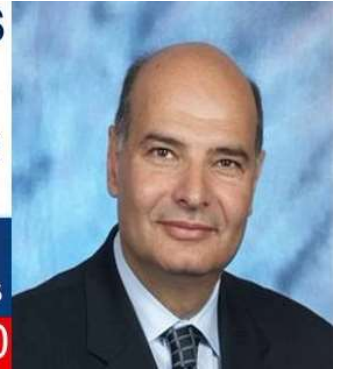


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OVERVIEW

Address

Primary address	92-08 95th Ave
Zip code	11416
Neighborhood	Ozone Park
Borough	Queens
Block & lot	09032-0004



Property Taxes

Tax class	1
Property tax	\$6,195
Property tax tentative	\$6,566

Lot

Lot sqft	2,500
Lot dimensions	25 ft x 100 ft
Ground elevation	35 ft
Corner lot	No

Zoning

Zoning districts	R5, C1-3 i
Zoning map	18a

Building

Building class	Primarily One Family with One Store or Office (S1) i
Square feet	3,000
Building dimensions	25 ft x 60 ft
Buildings on lot	1
Stories	2
Roof height	30 ft
Year built	1920

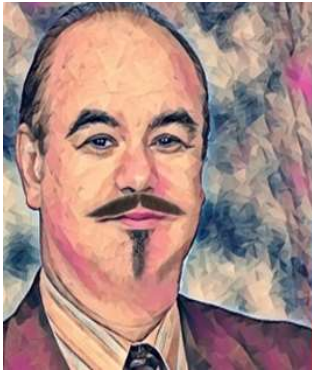
Structure type	1-3 fam res
Construction type	Wood
Grade	C

Use

Residential units (DOF)	1
Residential sqft	1,500
Average residential unit size	1,500
Commercial units	1
Retail sqft	1,500
Certificate(s) of occupancy	Click here i

Floor Area Ratio (FAR)

Residential FAR	1.25
Facility FAR	2
FAR as built	1.20 i
Maximum usable floor area	3,125
Usable floor area as built	3,000
Unused FAR	125



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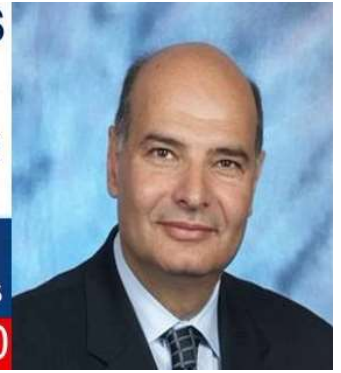


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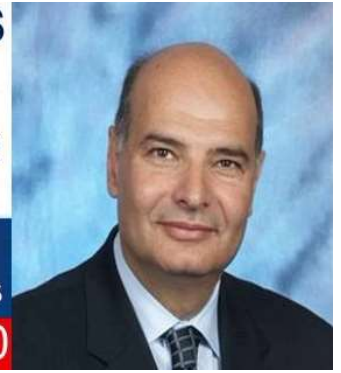
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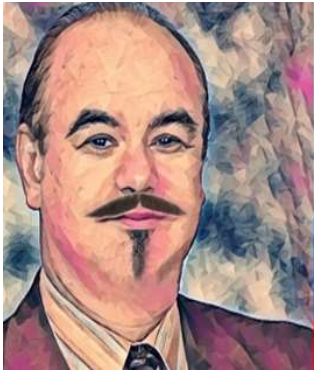


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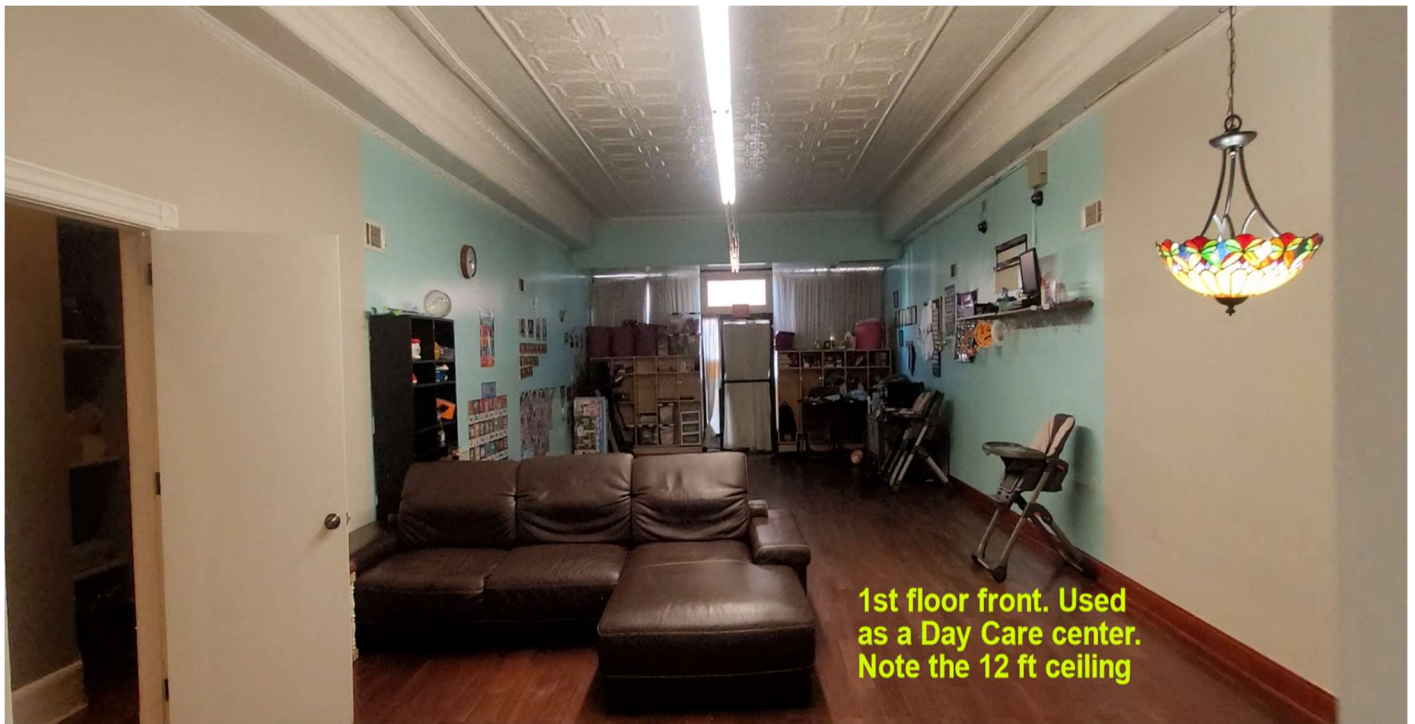
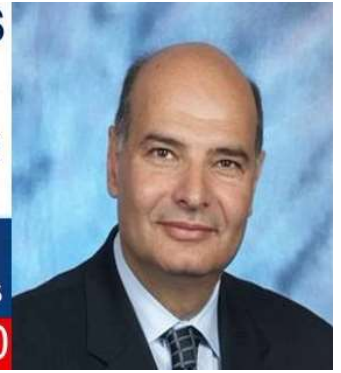
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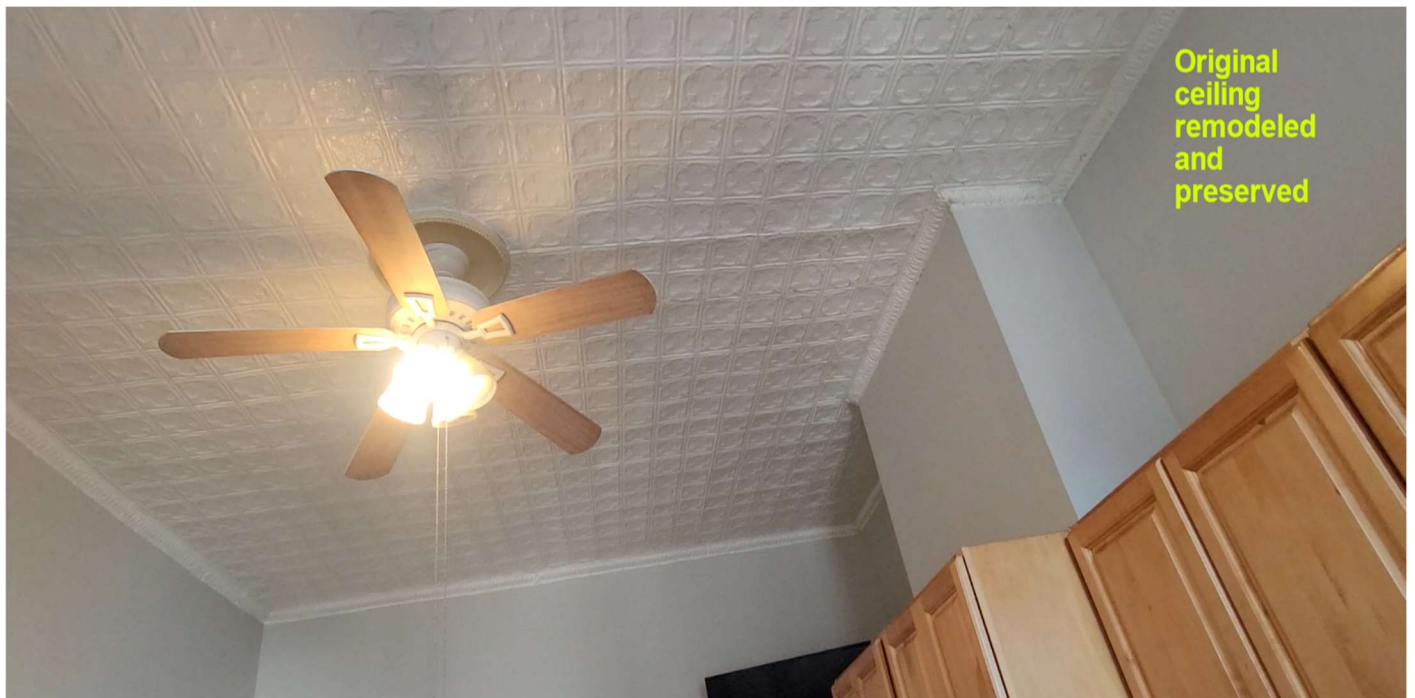
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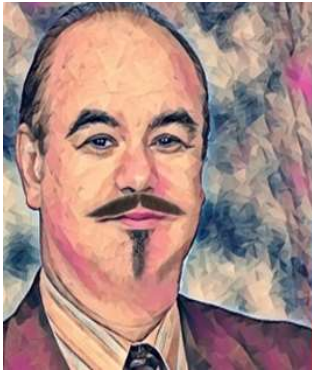
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1st floor front. Used as a Day Care center. Note the 12 ft ceiling



Original ceiling remodeled and preserved



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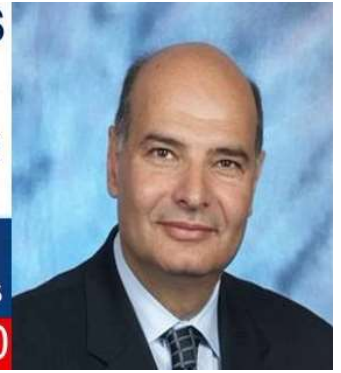
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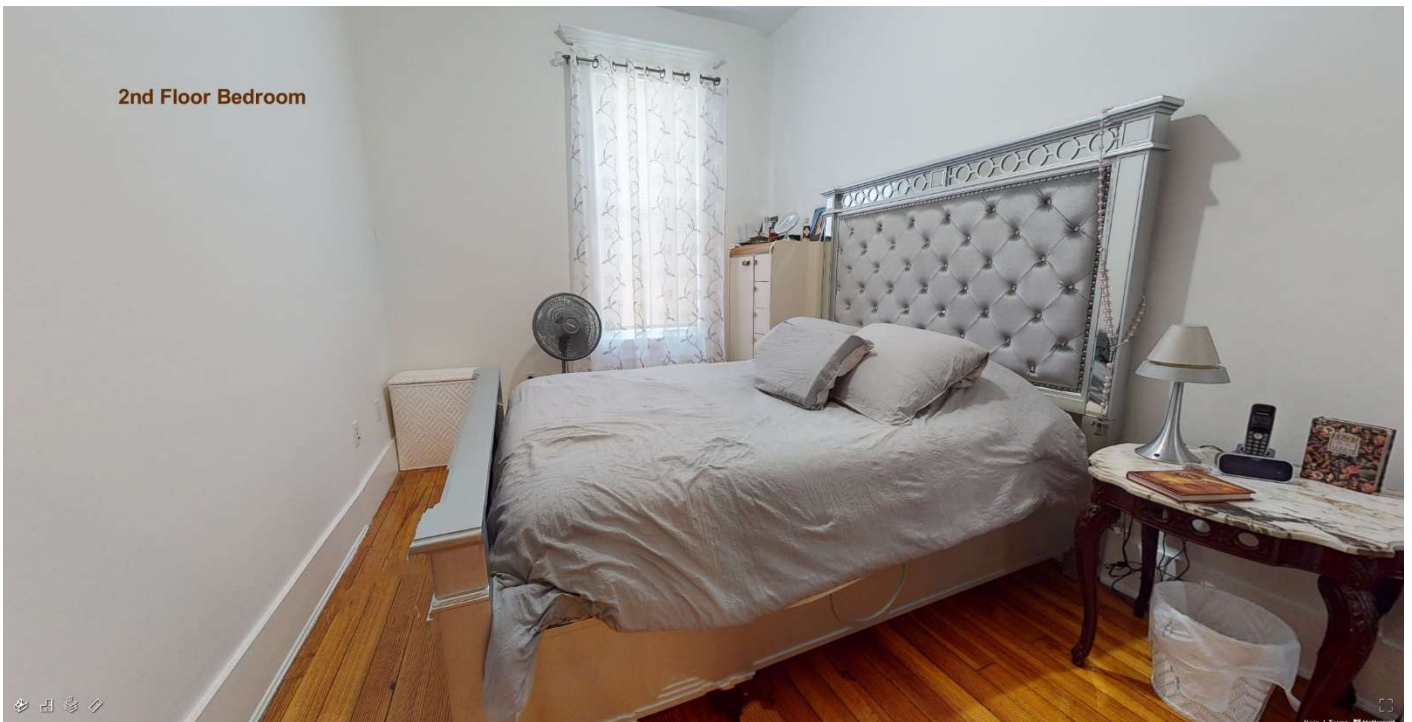
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2nd Floor
Master
Bedroom

2nd Floor
Master
Bedroom



2nd Floor Bedroom



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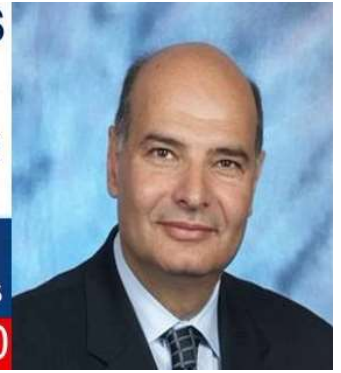


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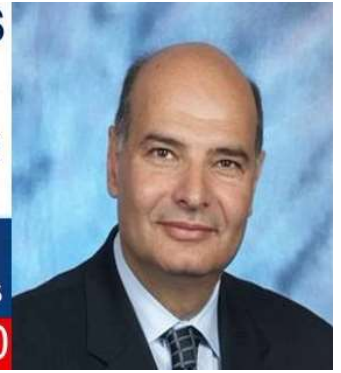
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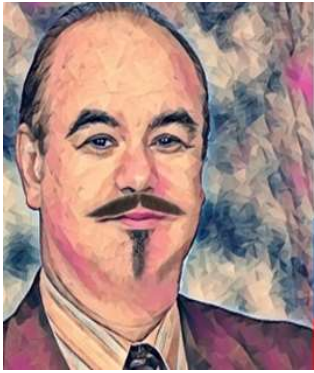


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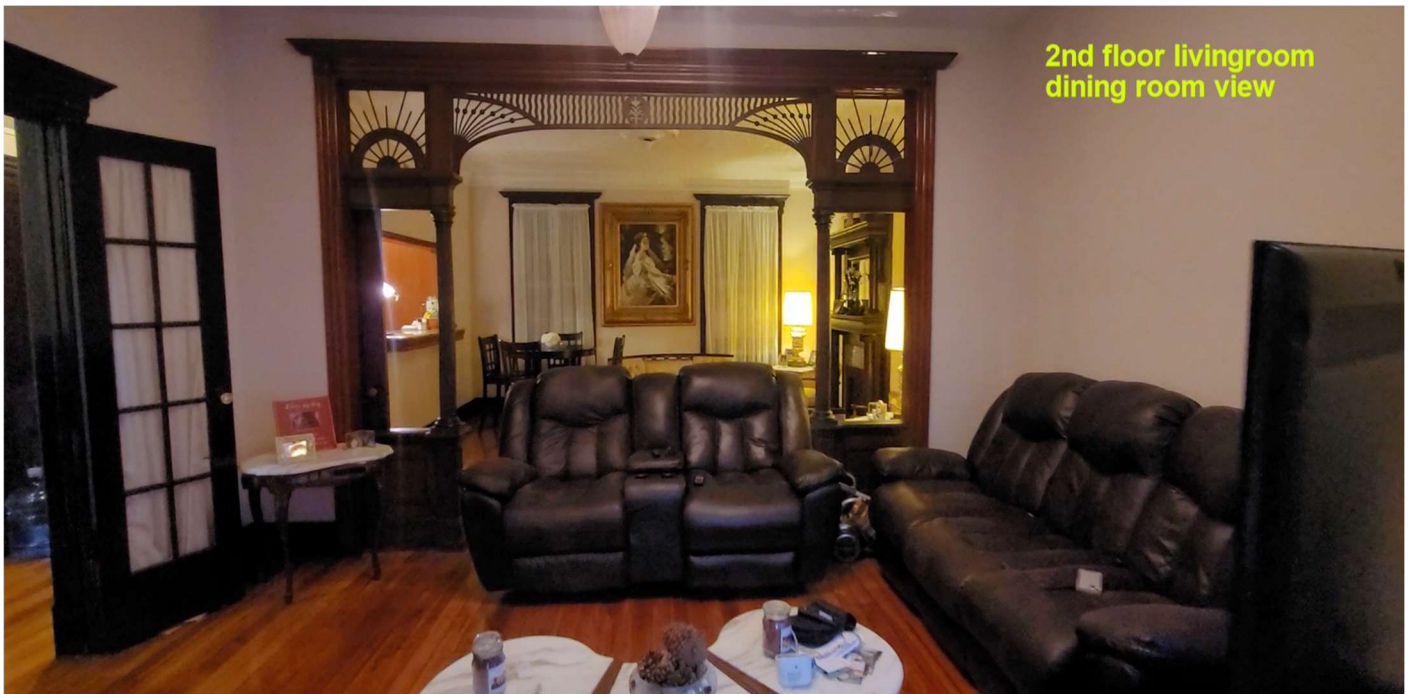
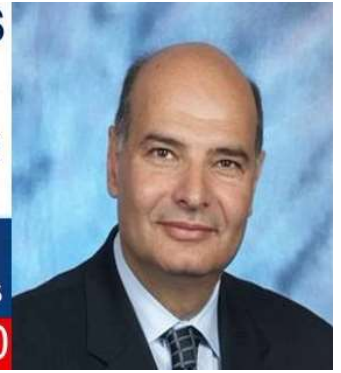
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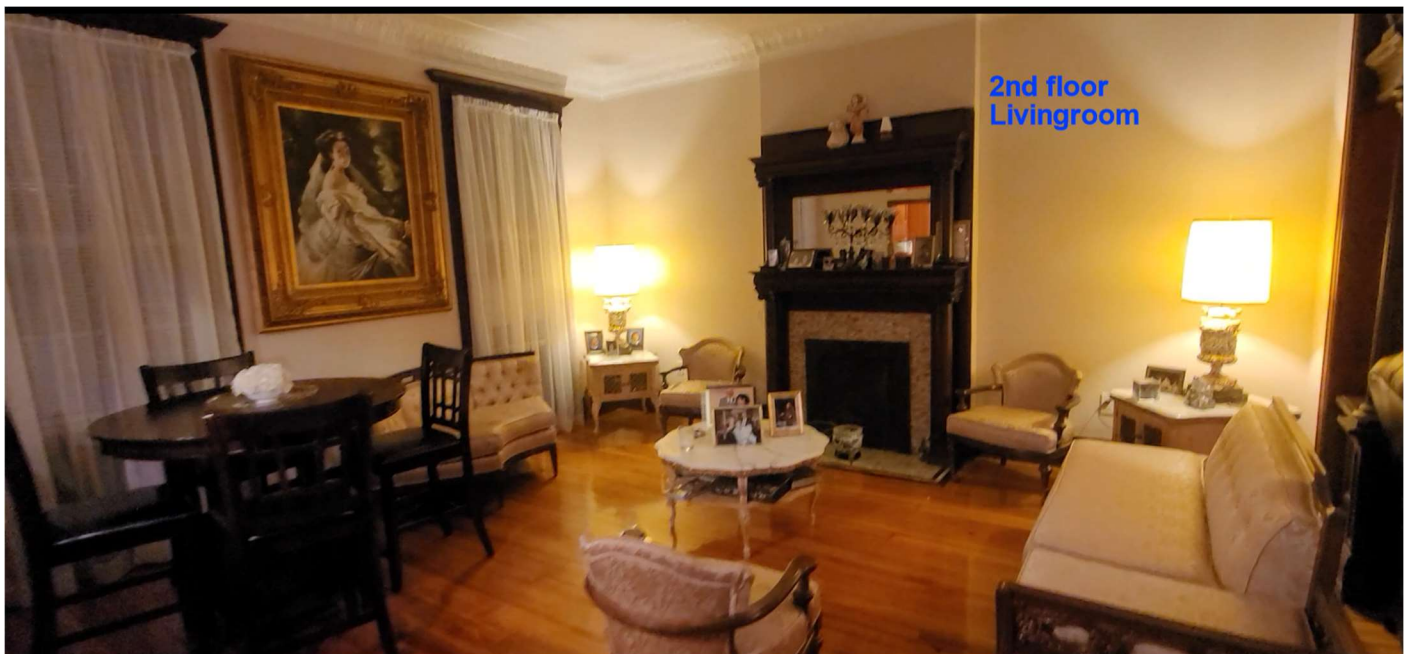
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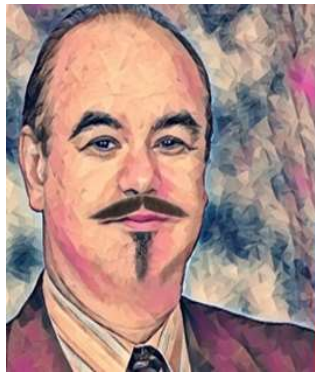
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2nd floor livingroom
dining room view



2nd floor
Livingroom



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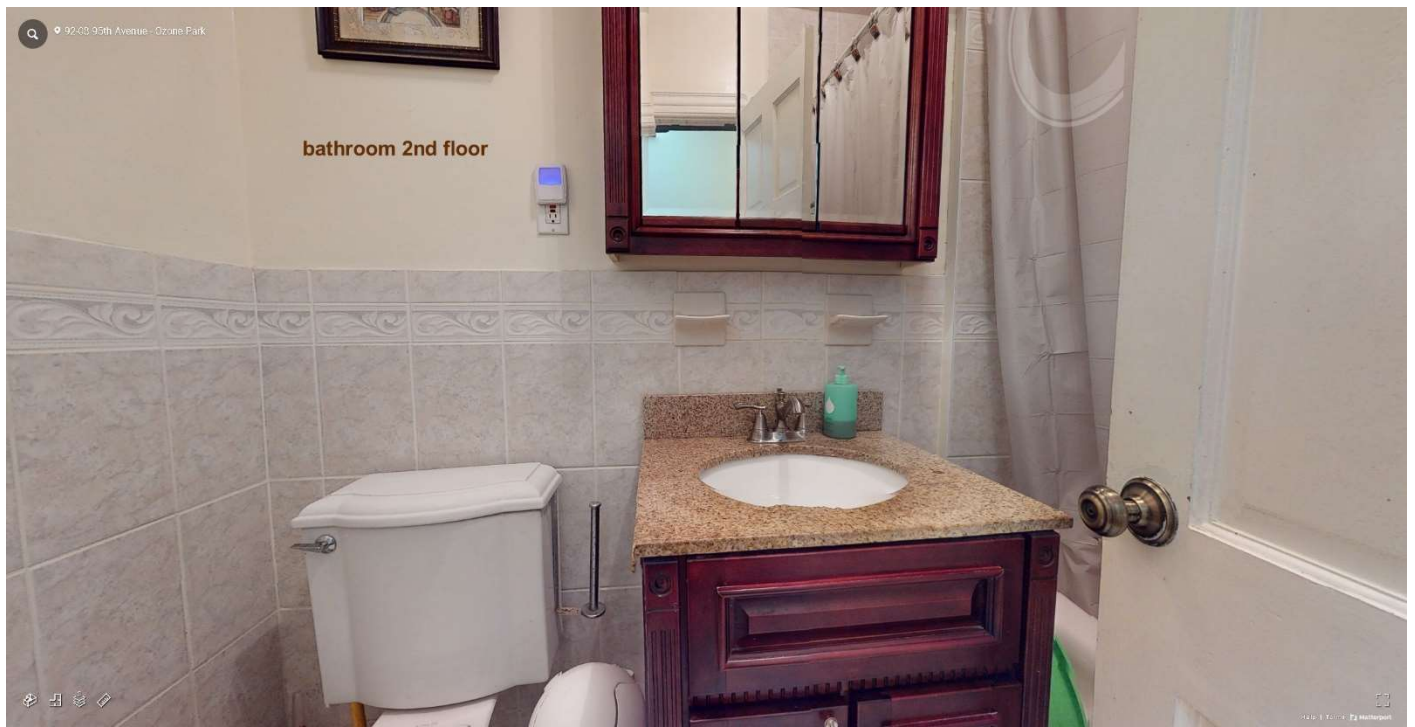


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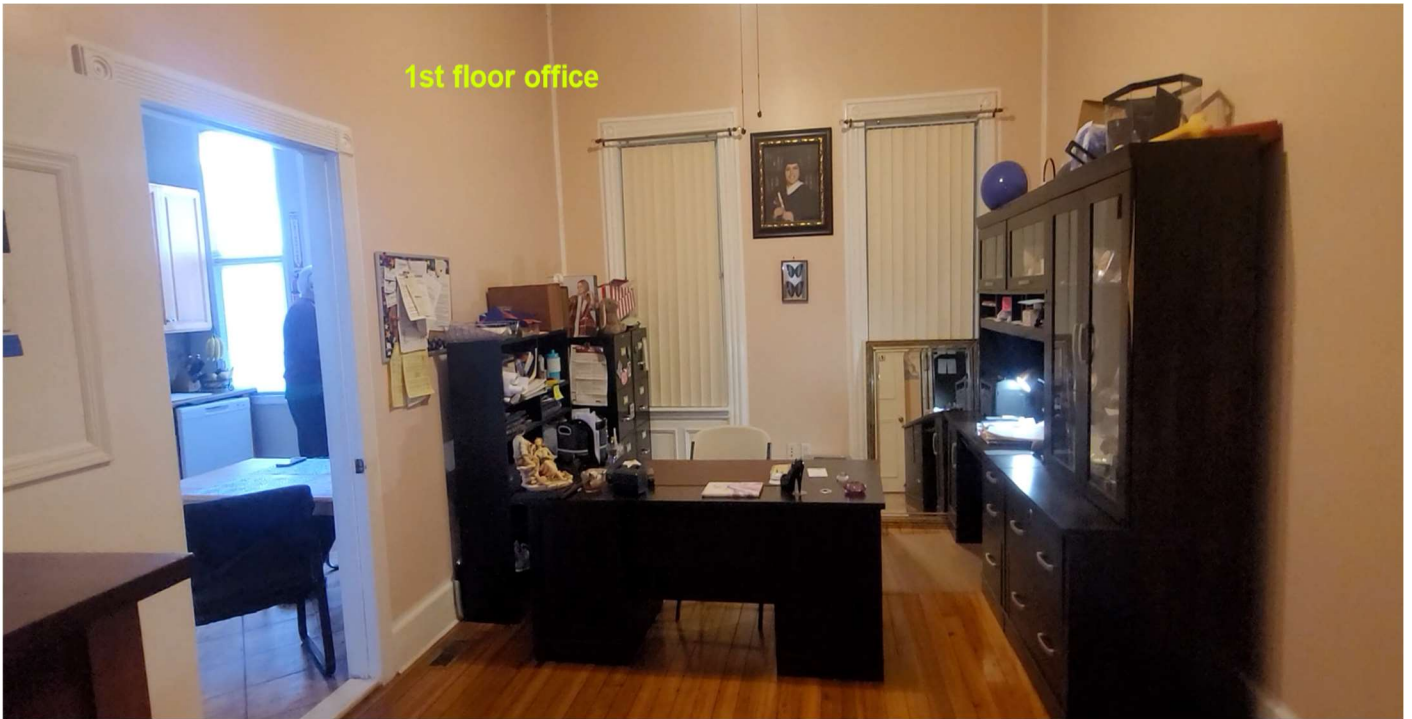
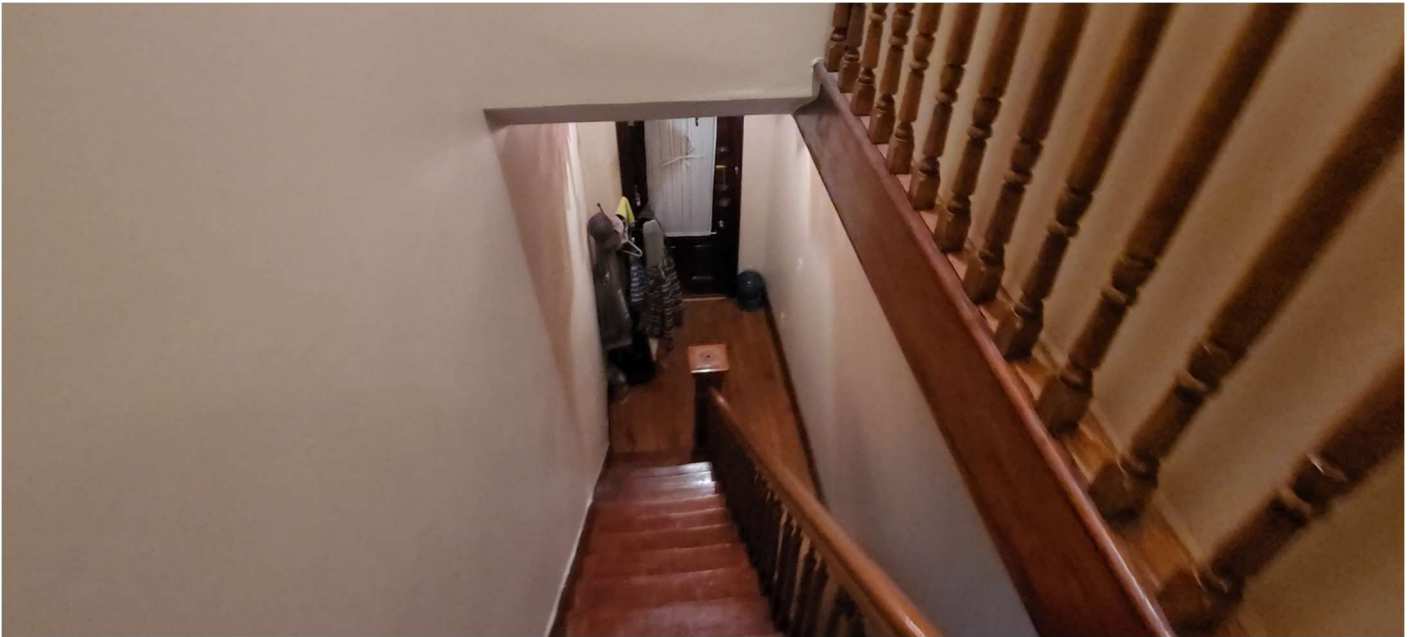
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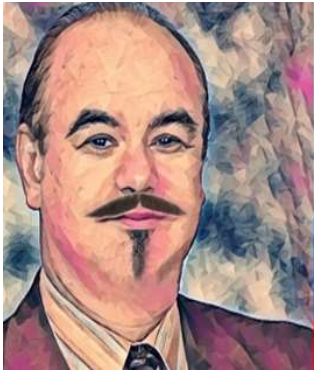


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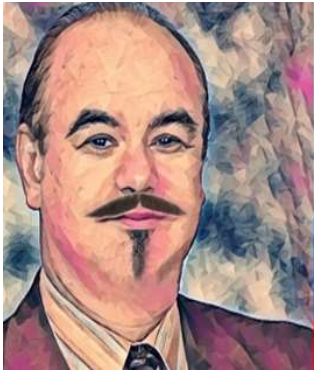


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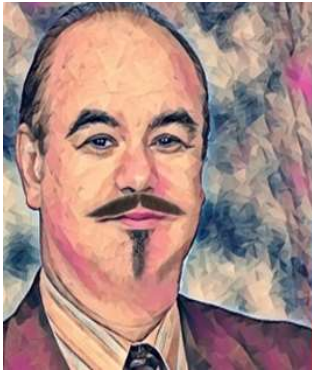


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