

349 BEACH 84TH STREET

FAR ROCKAWAY, NY 11693



LAND | FOR SALE



PROPERTY DESCRIPTION

NYC Tax Lien REO being sold as-is with no representations. BBL: 4-16110-0045. Asking price: \$475,000.00. ~ 70K sf with waterfront boat yard zoned C3. "C3 Districts are mapped along the waterfront in a limited number of places, and allow a narrow range of waterfront related, low-density recreational and commercial activities." A large portion of property is beyond the high-water line. Property is sold as-is, all cash, and subject to tenancy. All monetary charges such as tax liens, taxes, water bills to be paid at closing. No representation made as to size, zoning, use, or tenancy.

PROPERTY HIGHLIGHTS

- Sold as-is
- All cash transaction
- Subject to Tenancy
- Waterfront Boat Yard.

OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	70,640 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,008	4,504	10,339
Total Population	2,645	10,657	27,677
Average HH Income	\$76,945	\$79,861	\$100,955

RAYMOND MORDEKHAJ

PRINCIPAL BROKER / PRESIDENT
718.820.1200
RAYMOND@FORESTPARKNY.COM

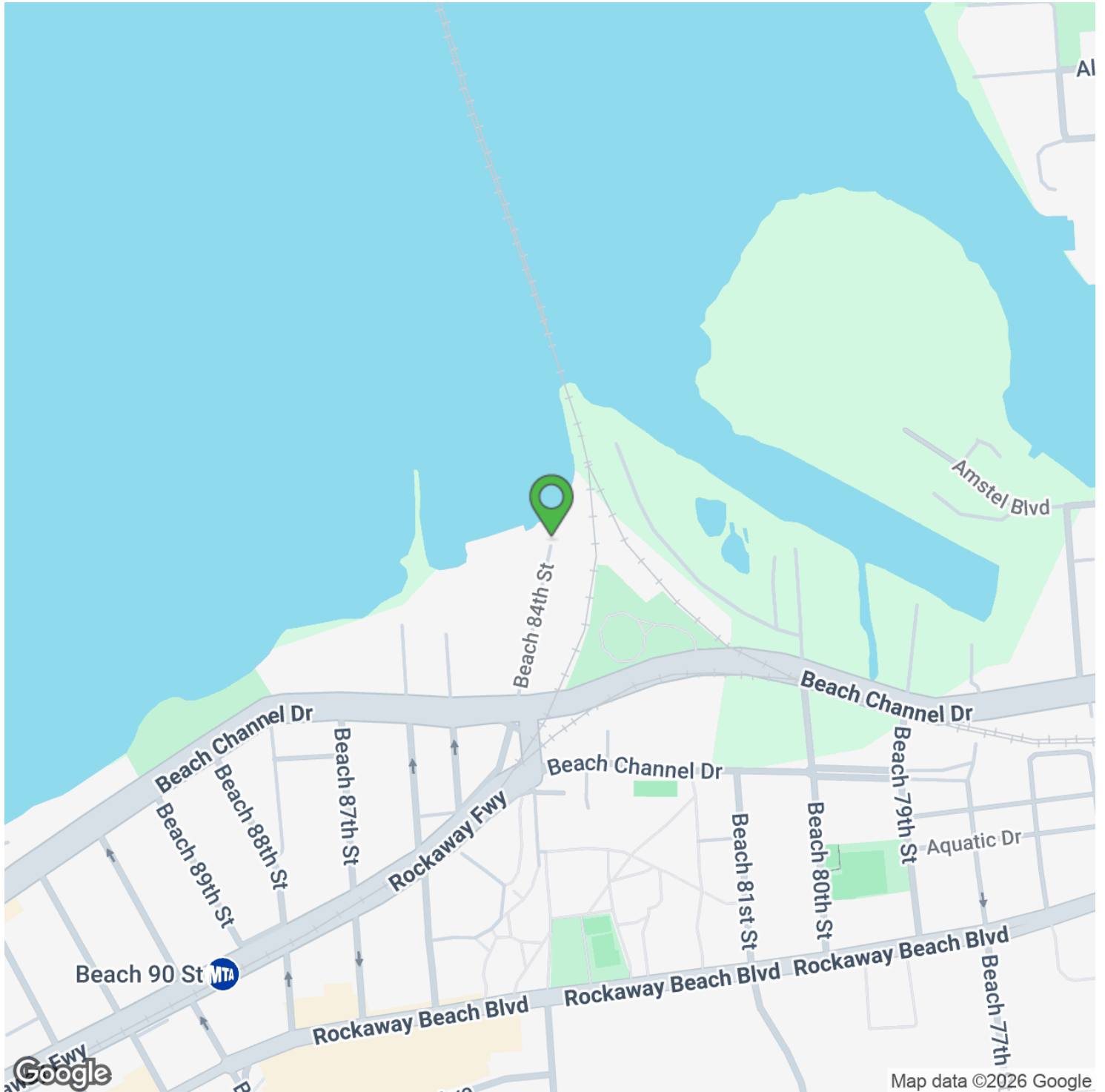
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LOCATION MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,645	10,657	27,677
Average Age	35.1	42.4	40.7
Average Age (Male)	32.4	41.9	39.2
Average Age (Female)	35.8	43.0	41.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,008	4,504	10,339
# of Persons per HH	2.6	2.4	2.7
Average HH Income	\$76,945	\$79,861	\$100,955
Average House Value	\$542,533	\$374,475	\$499,054

2023 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT