



# ELITE SYNERGY REALTY

390 Hillside Ave, 2nd Floor, New Hyde Park, NY 11040

•T: (516) 492-3555 •F: (516) 492-3554 •Info@EliteSynergyRealty.com

## DEVELOPMENT SITE FOR SALE

22-42 97th Street, East Elmhurst NY 11369

**Sale price: \$2,450,000.00**



**Sabbir Ahmed**  
516-567-8600



**Md Huda (Shuvo)**  
248-659-7600



This site is approximately 10,000 sq. ft | The Zoning is R3-1 | Possible to built 4 two-family houses.

Do consult your architect. Survey is attached below.

Perfect investment for Real Estate investors/developers.

[www.elitesynergyrealty.com](http://www.elitesynergyrealty.com) | 516-492-3555 | [info@elitesynergyrealty.com](mailto:info@elitesynergyrealty.com)

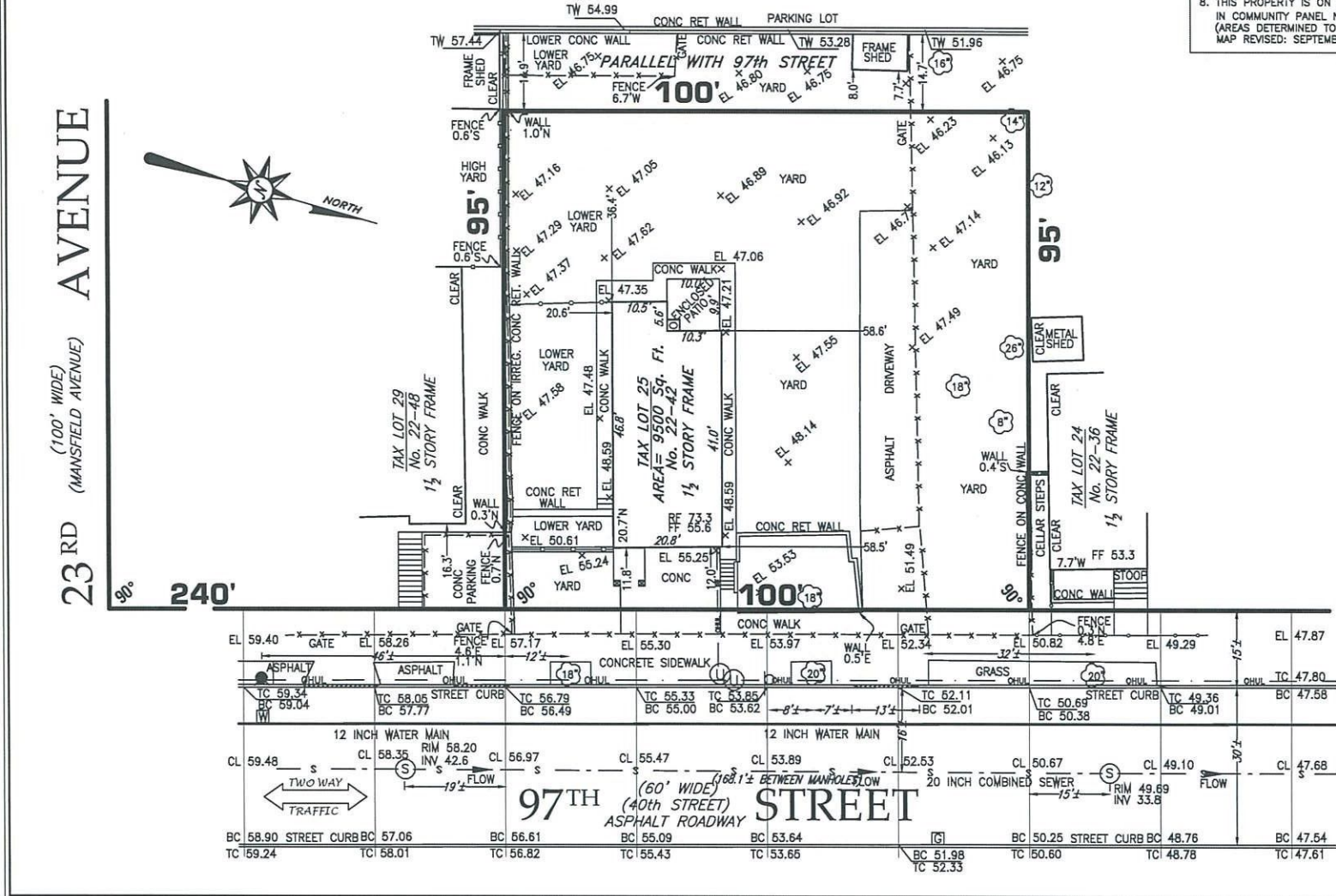
# SURVEY

0' 20' 40' 60'  
SCALE 1" = 20'

**LEGEND**

F.F. .... FIRST FLOOR ELEVATION	OHUL .... OVERHEAD UTILITY LINES	(S) ..... SEWER MANHOLE
R.F. .... ROOF ELEVATION	(U) ..... UTILITY POLE	--- CURB CUT
TC ..... TOP OF CURB	(W) ..... WATER VALVE	--- STREET SIGN
BC ..... BOTTOM OF CURB	(G) ..... GAS VALVE	(T) ..... TREE & SIZE
CL ..... CENTERLINE	(OV) ..... OIL VALVE	--- IRON FENCE
EL ..... SPOT ELEVATION	(H) ..... HYDRANT	--- VINYL FENCE
CONC ..... CONCRETE		--- CHAIN LINK FENCE
INV ..... INVERT ELEVATION		--- PROPERTY LINE

- GENERAL NOTES:**
1. CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING, INSTALLING, OR MODIFYING ANY NEW OR EXISTING CURBS, WALKS, OR ROADWAYS IN THE STREETS SHOWN HEREON
  2. SUBSURFACE INFORMATION SHOWN HEREON WAS OBTAINED FROM VARIOUS CITY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES WHERE ACCESSIBLE. THIS SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON
  3. NEW YORK STATE LAW REQUIRES BEFORE EXCAVATE CALL 811, AND DIGNET AT 1-800-272-4480
  4. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88)
  5. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
  6. NONVISIBLE EASEMENTS, RECORDED OR UNRECORDED, NOT SHOWN HEREON.
  7. SECTIONS WERE TAKEN AT 25' INTERVALS UNLESS OTHERWISE NOTED.
  8. THIS PROPERTY IS ON FLOOD INSURANCE RATE MAP PANEL 113 OF 457 IN COMMUNITY PANEL No. 360497 0113F; LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) MAP REVISED: SEPTEMBER 5, 2007



DECEMBER 11, 2014: TOPOGRAPHIC SURVEY

PROPERTY SITUATED AT:  
22-42 97th STREET  
EAST ELMHURST  
BOROUGH & COUNTY OF QUEENS  
CITY & STATE OF NEW YORK  
**TAX BLOCK 1073 TAX LOT 25**

Unauthorized alteration or addition to this survey is a violation of Section 7209, of the New York State Educational Law.  
Copies of this survey not bearing the Land Surveyor's Inked Seal or Embossed Seal shall not be considered to be a valid true copy.  
Certifications indicated hereon shall run only to the person for whom the survey is prepared and on his behalf to the Title Company, Governmental Agency and lending institution listed hereon, and to the Assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

**PRELIMINARY COPY**

Ramzan Alli License No. 050457  
**NY Land Surveyor P.C.**  
77-15 164th Street  
Fresh Meadows, NY 11366  
Tel. (718) 591-6600 Fax (718) 591-7954  
Fax (631) 930-3292  
nylandsurveyor@gmail.com

Looking to Buy or Sell? Contact us!

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# ELITE SYNERGY REALTY

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## Low-Density Contextual Residence District

R3-1		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards		Lot Coverage	FAR	Street Wall/ Building Height	DU Factor	Required Parking	
		min.	min.	min.	min.	#	Each	Total	max.	max.	max.	min.	
Single- and Two-Family	Detached	3,800 ft	40 ft	15 ft	30 ft	2	5 ft	13 ft	35%	0.50	21/35 ft	625	1 per DU
	Semi-Detached	1,700 ft	18 ft			1	8 ft	8 ft					



Call Our Exclusive Team for Further Information



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