

**DEVELOPMENT SITE FOR SALE:
QUEENSBOROUGH BRIDGE AREA**

Lot Size: 25 x 99.33 Situated only 3 blocks
Zoning: R6, C1-3 to Ed Koch Bridge

12-09 40th Ave, LIC, NY, 11101
(Block: 472 Lot: 625)

Can Build a 5,445 SF Mixed Use Bldg

**INVESTMENTS-SALES-LEASING
VICTOR WEINBERGER**



NYS Licensed RE. Associate
E-mail: VWREMAX@gmail.com
Web: www.VictorWeinberger.com



917-806-7040

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Price: \$1,499,000

Property Video: https://youtu.be/Xz_f4TQqXyk (Highlight link and click to open)

Currently 2 commercial stores combined 25 x 55 Building size.



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Address

Property address → 12-09 40th Ave
Zip code 11101
Neighborhood LIC
Borough Queens
Block & lot → 00472-0625



Property Taxes

Tax class 4
Property tax → \$15,943
Property tax tentative \$16,929

Lot

Lot sqft 2,475
Lot dimensions → 25 ft x 99.33 ft
Ground elevation 12 ft
Corner lot No
Lot shape Regular

Zoning

Zoning districts → R6, C1-3
Zoning map 9b
Opportunity zone Yes

Building

Building class One Story Retail Building (K1)
Square feet 1,465
Building dimensions → 25 ft x 55 ft
Buildings on lot 1
Stories 1
Roof height 16 ft
Year built 1910

Proximity 2-Side abutted
Building material Masonry

Use

Commercial units 2
Retail sqft → 1,465
Certificate(s) of occupancy

Floor Area Ratio (FAR)

Residential FAR 2.2
Facility FAR 4.8
Current FAR 0.59
Max buildable area → 5,445 sqft
Current built area 1,460 sqft
Buildable area 3,985 sqft



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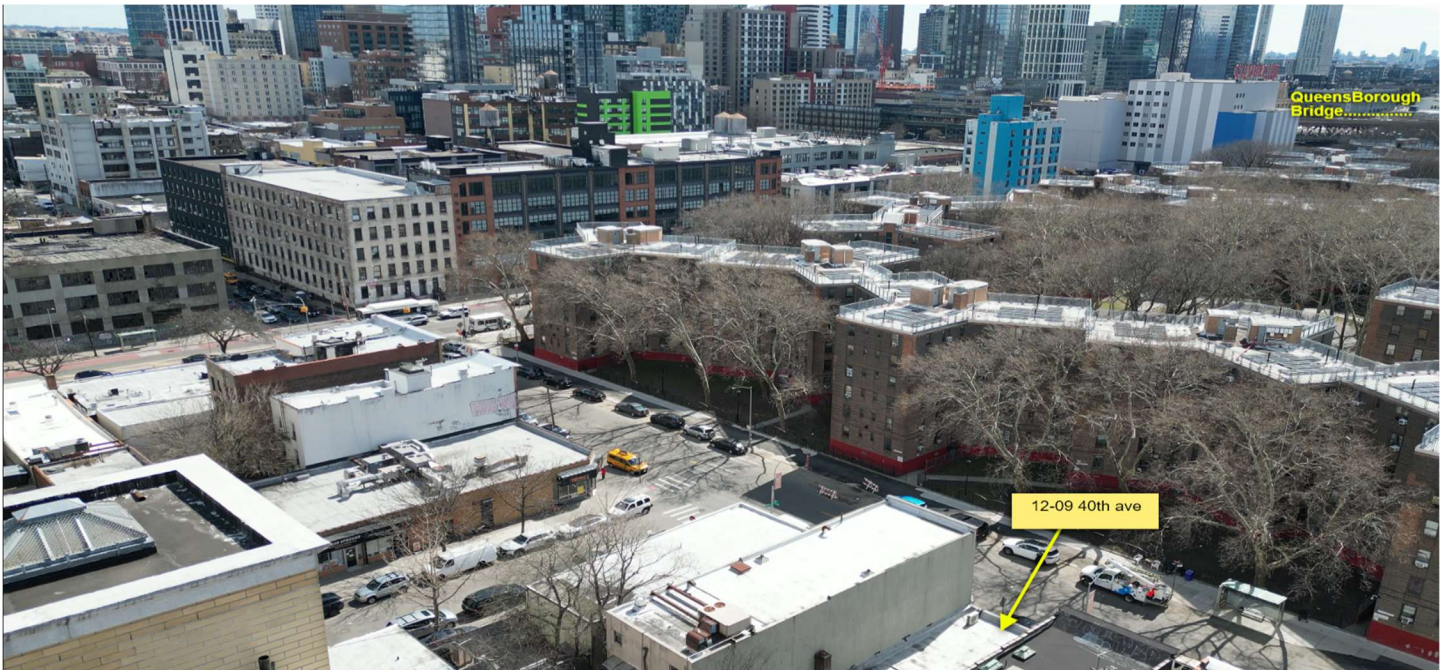
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Queensborough Bridge.....

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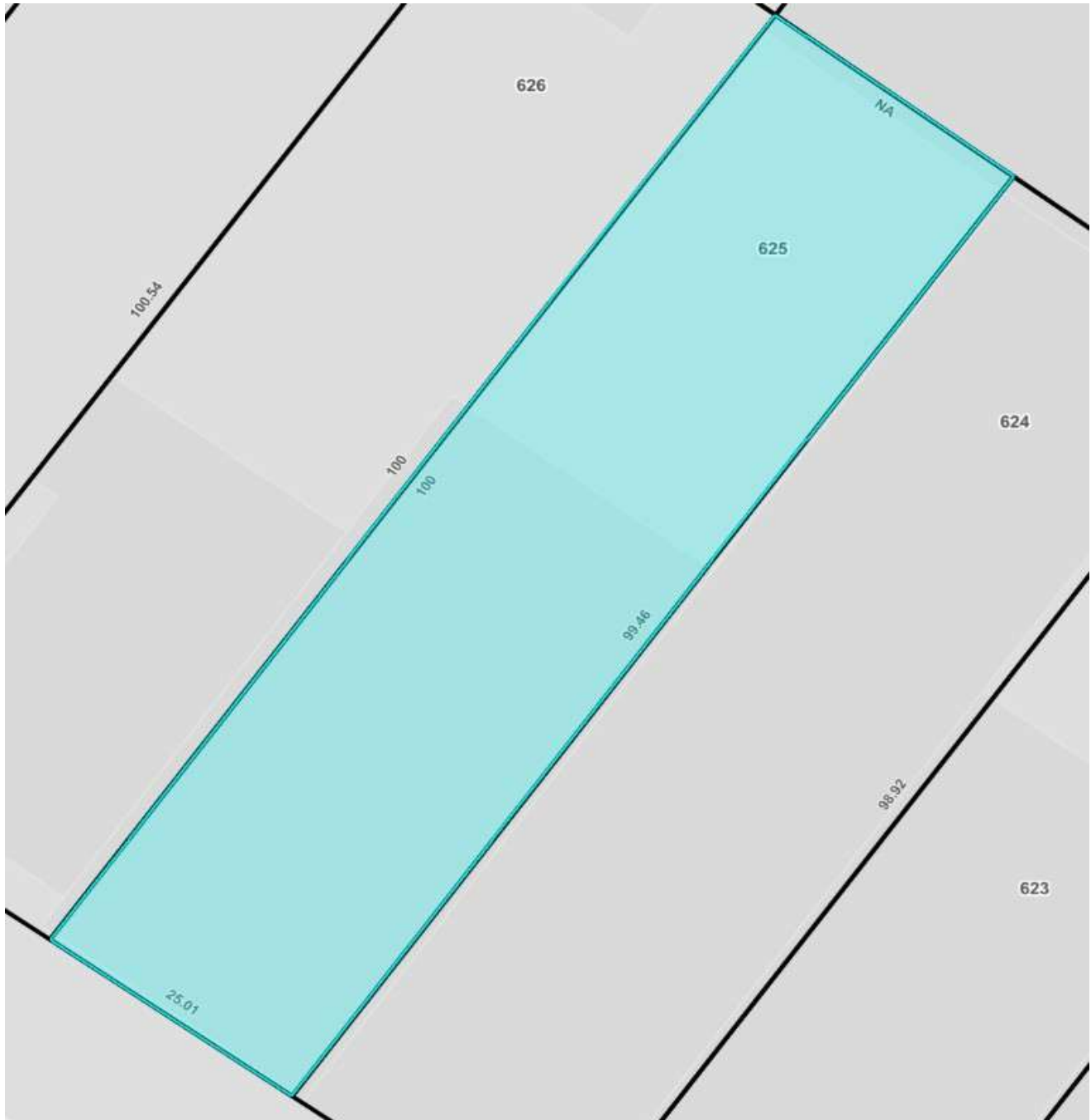
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