



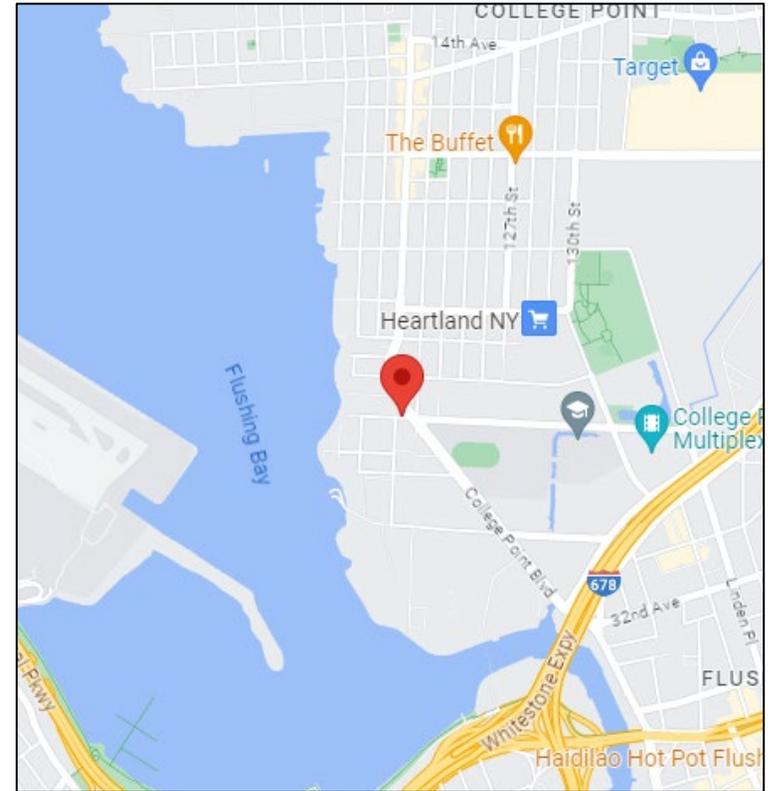
27-24 College Point Blvd, Queens, NY

7,762 BSF Corner Lot Development Site Lease in College Point



PROPERTY INFORMATION

ADDRESS	27-24 College Point Boulevard
CITY	Queens, NY 11354
NEIGHBORHOOD	College Point
BLOCK/LOT	04292-0012
LOT SIZE	5,750 SF (66ft x 130ft)
BUILDING SIZE	Vacant Lot
TYPE	Development Site
RE TAXES	\$3,875 (1B)
ZONING FAR	R5B/R4 1.35 (0.00 Built)
BUILDABLE	7,762 BSF (11,500 BSF with facility)
DEV NOTES	Maybe rezoned to allow for retail
PLANS	Plans for a single-story retail with 2,180 SF
NOTES	Available for lease
ASKING RENT	Asking \$250,000 per year NNN



DESCRIPTION

This development site is located in the College Point neighborhood of Queens. The offering is for a vacant lot with 5,750 square feet of land area. The lot is zoned for 7,762 BSF as of right and 11,500 BSF with the facility. There are plans for a single-story retail building with 2,180 SF. Located at the corner of 28th Ave and College Point Blvd, this property is only minutes away from restaurants, shops, markets, schools, parks, national retailers, and the Whitestone Expressway. (YG)

ASKING RENT: \$250,000 NNN

For More Info Call: (212) 221-2456

27-24 College Point Blvd | College Point | 7,762 BSF Development Site | Corner Lot | For Lease

SURVEY

DIST: SECTION: BLOCK: 4292 TAX LOT: 12

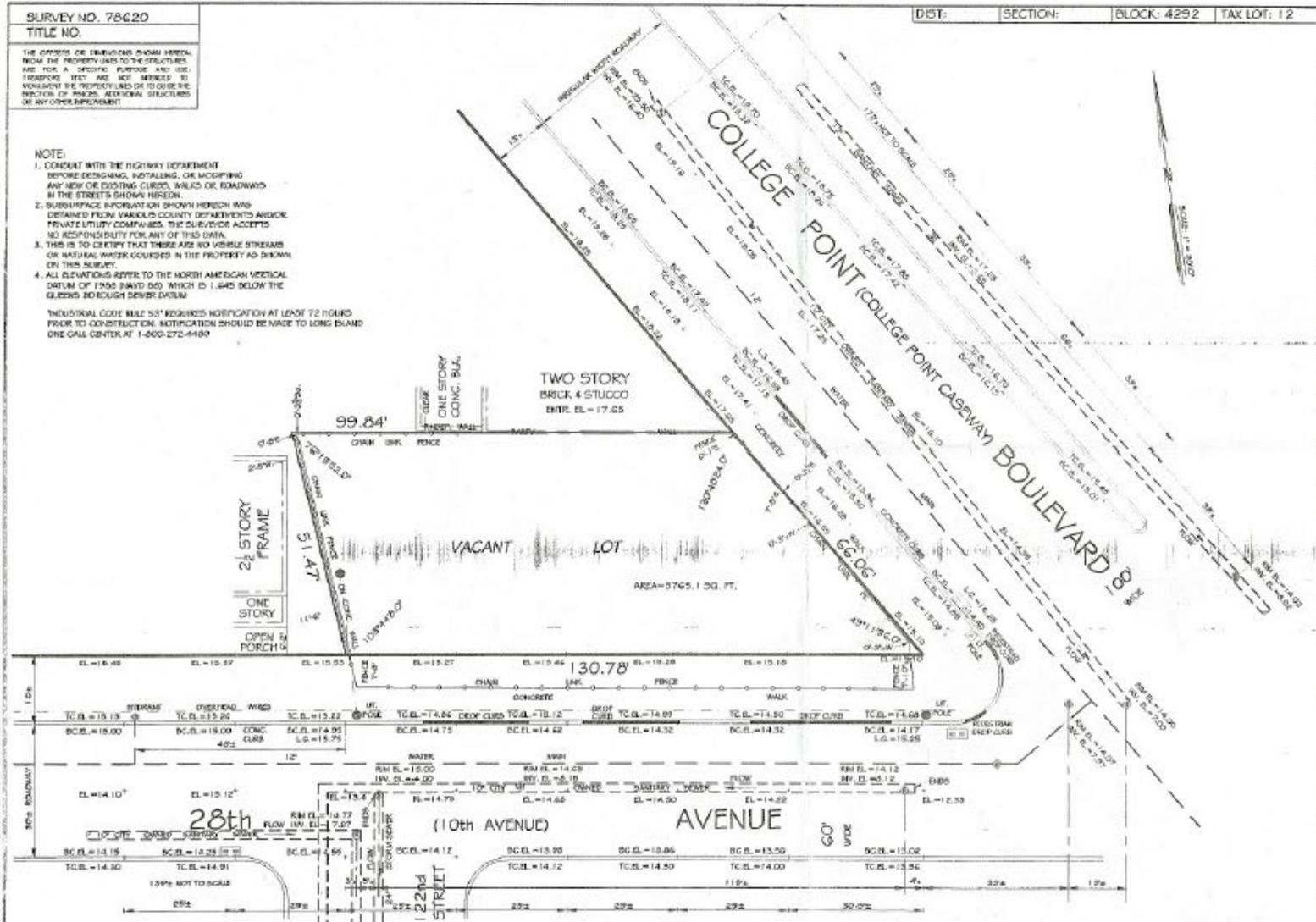
SURVEY NO. 78620
TITLE NO.

THE OPINIONS OR OBSERVATIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES ARE FOR A SPECIFIC PURPOSE AND USE. THEREAFTER TEST AND NOT INTENDED TO ADVERTISE THE PROPERTY LINES OR TO OBTAIN THE INSTRUCTION OF PARTIES. ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.

NOTE:

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 NASSAU COUNTY DEPARTMENTS AND/OR PRIVATE UTILITY COMPANIES. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR ANY OF THIS DATA.
3. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
4. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1955 (NAVD 83) WHICH IS 1.845 BELOW THE GEODESIC BENCH MARK DATUM.

INDUSTRIAL CODE MALE 551 REQUIRES NOTIFICATION AT LEAST 72 HOURS PRIOR TO CONSTRUCTION. NOTIFICATION SHOULD BE MADE TO LONG ISLAND ONE CALL CENTER AT 1-800-272-4480



MAP OF PROPERTY
Borough of Queens
City of New York

LOT NUMBERS:

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS' SEALS OR CROSSED SEALS SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

QUANTITIES OR CERTIFICATIONS INDICATED HEREON SHALL BEW ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, DEVELOPMENTAL AGENT AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
GUARANTEED TO :-

SURVEYED : ARCHITECTURAL SURVEY
FEBRUARY 15, 2012

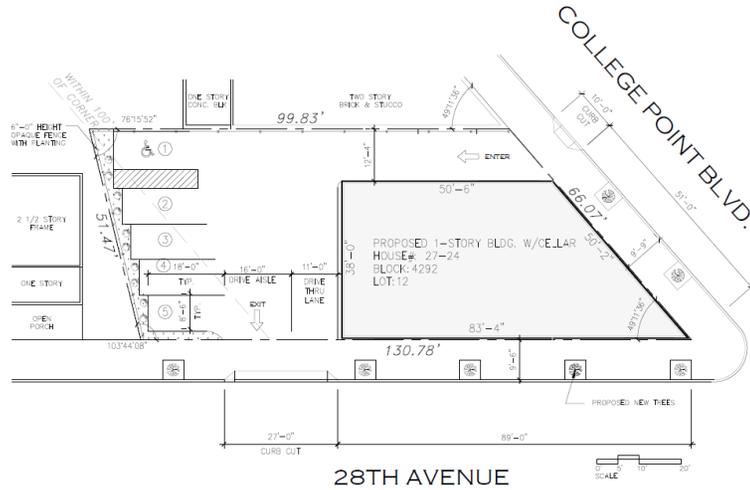
ELEVATION CONVERTED
& UPDATED TO: AUGUST 14, 2017



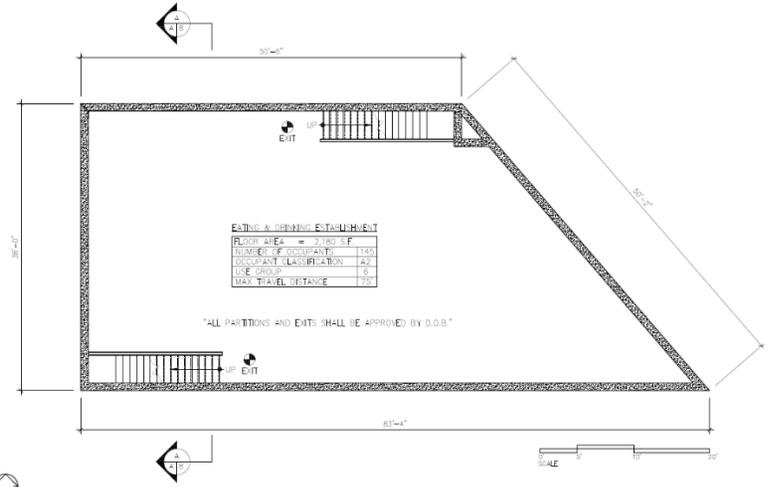
HAYNES LAND SURVEYORS
PROFESSIONAL LAND & CITY SURVEYORS
139 LAFAYETTE DRIVE, BROOKLYN, N.Y. 11201
PHONE: 1-516-496-1790 FAX: 516-496-1792

RECORDS OF WALTER I. BROWN, SUSANNE A. ROJBLER
& ROBERT A. HAYNES
DRAFTED BY B. G.A.T. FEBRUARY 17, 2012

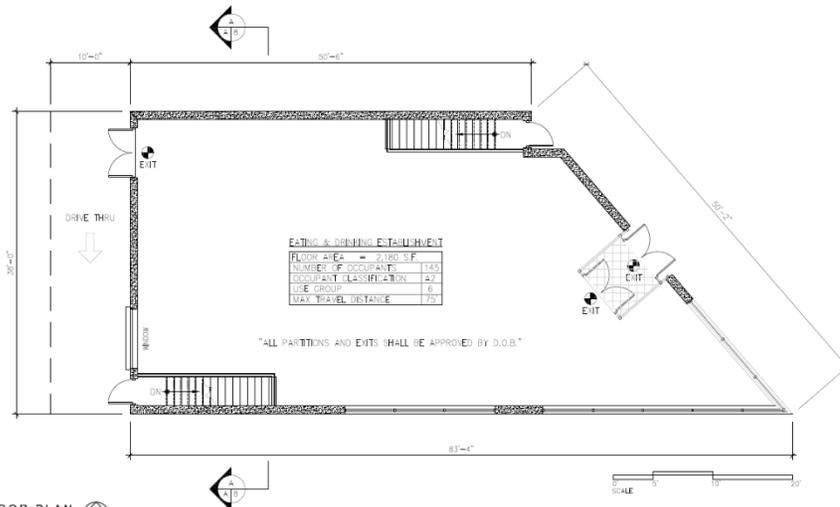
PLANS



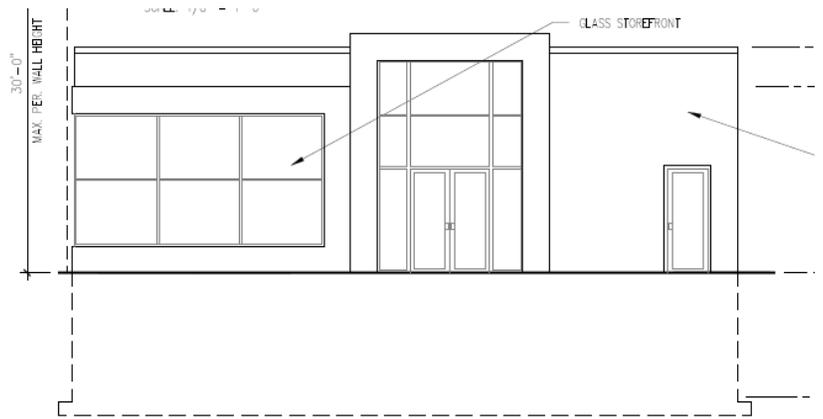
PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"



CELLAR PLAN
SCALE 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



FRONT ELEVATION (COLLEGE POINT BLVD)
SCALE 1/8" = 1'-0"

AREA MAPS

