



# Mixed Use PROPERTY

FOR SALE

Mixed Use Property That Will Pay For Itself ! Multiple Sources of Income.

Offered At  
**\$950,000**

Excellent Location  
& Visibility

Property  
Delivered Vacant!

- 1st Floor Office / 2 Bed Owners Suite w OSE
- 2nd Floor 2 Bedroom Duplex Apartment Which Can Easily Be Converted To a 3 Bedroom
- Large Back Lot, Parking For Multiple Trucks

- Partially Finished Basement With OSE
- Walking Distance From Rosedale Train Station
- Total Building Size - 2,487 Sqft
- 6000 Sqft Lot
- Low Taxes! \$8,746



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**13878 Francis Lewis Blvd  
Rosedale, NY 11422**

# Zoning R3-2

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## WHAT IS AN R3-2 ZONING DISTRICT?

- R3-2 districts are general residence districts that allow a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences. It is the lowest density zoning district in which multiple dwellings are permitted.
- The 0.5 FAR (Floor Area Ratio), which is the same for all R3 districts, may be increased by an attic allowance of up to 20% for the inclusion of a space beneath a pitched roof. The perimeter wall of residences of all types may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. Lots with detached homes must be at least 40 feet wide; if occupied by semi-detached and attached buildings, the lots must be at least 18 feet wide. The maximum lot coverage of any residence is 35% and the maximum street wall length of a building on a single zoning lot is 125 feet. Front yards must be at least 15 feet deep. Cars may park in the side or rear yard, in the garage or in the front yard. One off-street parking space is required for each dwelling unit.

## LINK FOR REFERENCE

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<https://www.nyc.gov/site/planning/zoning/districts-tools/r3.page>



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# Commercial District C1-3

## WHAT IS A C1-3 ZONING DISTRICT?

- C1-3 Zoning is a Local Retail and Local Services Commercial Overlay Zoning District in NYC. As a commercial overlay C1-3 is mapped in residential Zoning Districts but allows for commercial use or mixed use buildings.
- The C1-3 Zoning District is a sub district of C1 Commercial Overlays Zoning in NYC.

## C1-3 ZONING REGULATIONS

- The C1-3 Zoning District is primarily residential with commercial uses on the street level. The commercial uses are usually typical commercial uses for residential areas including retail, restaurants, and services for the day to day needs of a residential neighborhood. You can find C1-3 in The Bronx, Brooklyn, Queens, and Staten Island.
- **Permitted Use groups 1-6**

## EXAMPLES OF PERMISSIBLE USE

- Office (Professional & Medical)
- Retail
- Barber Shop / Beauty Salon
- Smoke Shop
- Liquor Store

## LINK FOR REFERENCE

<https://www.nyc.gov/site/planning/zoning/districts-tools/commercial-districts-c1-c8.page>



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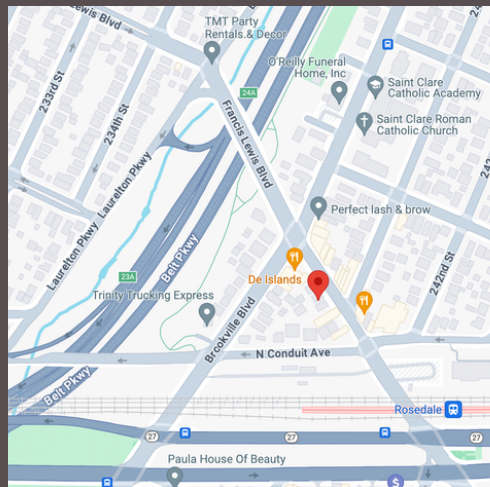
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# Exterior Of Property

INFINITY LUXXE

ESTATES



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# First Floor Unit

FRONT OFFICE WITH REAR OWNERS SUITE - SEPARATE BACK ENTRANCE FOR SUITE



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# Second Floor Apartment

INFINITY LUXXE  
ESTATES

FAIR MARKET RENTAL INCOME - \$3,000



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# Partially Finished Basement

INFINITY LUXXE

ESTATES



OUTSIDE SEPARATE ENTRANCE



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