

FOR SALE
ASKING PRICE \$699,000

73-45 MYRTLE AVENUE

Glendale, NY 11385 | **Queens**



FULLY-APPROVED & SHOVEL-READY
MIXED-USE DEVELOPMENT SITE

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Fully-Approved Architectural Plans for a 4,500 SF Mixed-Use Building

#2

Plans Breakdown:

- Two (2) apartments
- One (1) commercial store
- Two (2) parking spaces

#3

Approved BSA Variance allows for increased residential floor area, commercial space, front/rear/side yard waivers.

#4

Vacant, Fenced Lot | Shovel Ready

#5

Transportation Options

Less than 0.5 miles to Jackie Robinson Parkway and Q55 bus line located at the property.



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Address	73-45 Myrtle Avenue Glendale, NY 11385
Location	Northwest corner of Myrtle Avenue and 74th Street
Block	3823
Lot	88

PROPERTY INFORMATION

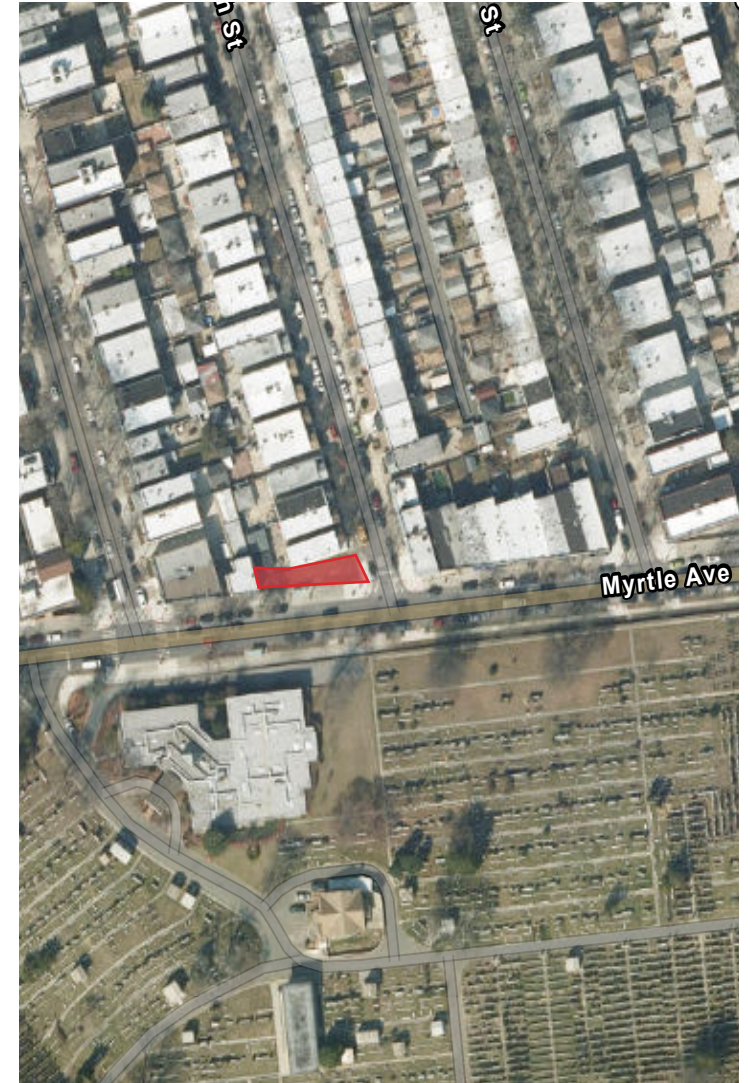
Gross Lot SF	2,620 SF (approx.)
Lot Dimensions	35.08' x 102' (approx.)

APPROVED PLANS

Zoning	R4-1	
Stories	2	
	SF (approx.)	Units
Proposed Residential	2,429	Two (2), Two-Bedrooms
Proposed Commercial	1,670	One Commercial Space
Proposed Garage	431	Two (2) Car Garage
Total	4,530	

NYC TAX INFORMATION

Assessment (24/25)	\$58,680
Tax Rate	10.592%
Property Taxes (24/25)	\$6,215
Tax Class	4



73-45 MYRTLE AVENUE
FOR SALE

PROPERTY PHOTOS



AREA DEMOGRAPHICS



	0.5 MILE	1 MILE	3 MILES
POPULATION	12,826	54,390	978,360
NUMBER OF HOUSEHOLDS	4,715	19,303	346,909
AVERAGE HOUSEHOLD INCOME	\$113,586	\$112,996	\$104,6355
MEDIAN HOUSEHOLD INCOME	\$91,108	\$89,414	\$75,870
TOTAL HOUSING UNITS	5,194	21,092	379,004
DAYTIME POPULATION	10,274	42,805	779,469

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.
srp@ripcony.com
718.663.2639

KEVIN SCHMITZ
kschmitz@ripcony.com
718.663.2644

ANDREAS EFTHYMIU
andreas@ripcony.com
718.663.2643

ANDREW LEOGRANDE
aleogrande@ripcony.com
718.704.1455

CHRISTIAN ALLIMONOS
callimonos@ripcony.com
718.663.2651

CHARLES SCHIRRMEISTER
charles@ripcony.com
718.663.2654

FOR FINANCING INQUIRIES:

ADAM HAKIM
ahakim@ripcony.com
646.290.2011

JAMES MURAD
jmurad@ripcony.com
646.290.2012