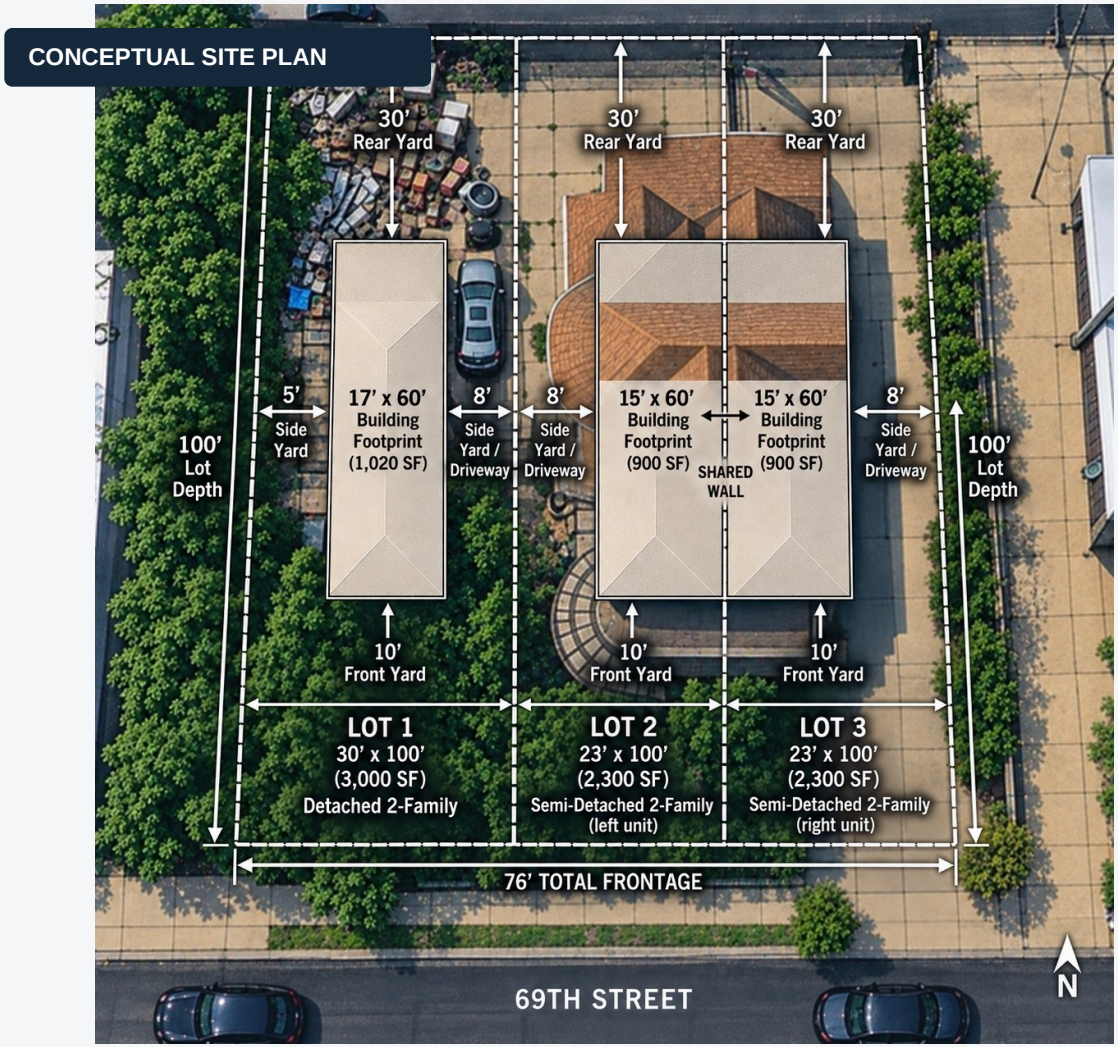
GLENDALE, QUEENS DEVELOPMENT SITE

70-14 & 70-22 69th Street, Glendale, NY 11385

$1,800,000

EXCLUSIVE OFFERING



DEVELOPMENT OPPORTUNITY

Two adjacent R4-1 zoned parcels offered as a residential development site. The conceptual plan illustrates one detached two-family residence and a pair of semi-detached two-family residences.

7,633 SF Combined lot area	**76 FT** Approx. frontage
R4-1 Zoning	**3** Conceptual homes
6 Potential dwelling units	**$236/SF** Asking / land SF

CONCEPTUAL PROGRAM

- Lot 1: 30' x 100' detached 2-family
- Lots 2 & 3: 23' x 100' semi-detached pair
- 30' rear yards and 10' front yards shown
- Driveways / side yards shown conceptually

IMPLIED LAND BASIS AT ASK

$600,000 / conceptual home

$300,000 / potential dwelling unit

MARKETING NOTE

Property is offered as a development site. The site plan and development program are conceptual only and do not represent approved plans or guaranteed buildability. Combined lot area of 7,633 SF is supplied by ownership/listing broker; the plan illustrates approximately 76' x 100' and conceptual lot divisions. Purchasers must independently verify zoning, dimensions, subdivision, floor area, yards, parking, DOB requirements and all other development matters with their own professionals.