

Industrial Warehouse and Land For Sale

**49-18/14 25th Avenue
Woodside, NY 11377**

Asking: \$4,499,000

PROPERTY OVERVIEW

49-18 25th Avenue Woodside, NY 11377



PROPERTY INFORMATION

Neighborhood - Woodside/South Astoria

City County - Queens

State - New York

BUILDING INFORMATION

Built Sq. Ft. - 39.7 X 26ft

Lot Sq.Ft. - 50 X 90ft

Block&Lot -00745-0045

ZONING INFORMATION

Zoning - M1-1

F.A.R. As Built -0.23

F.A.R. - 2.4

TAXES

Tax Class - 4

Annual Property Tax - \$16,284

Building Class - (G8)





PROPERTY OVERVIEW

49-14 25th Avenue Woodside, NY 11377



PROPERTY INFORMATION

Neighborhood - Woodside/South Astoria

City County - Queens

State - New York

BUILDING INFORMATION

Built Sq. Ft. - 25 X 90

Lot Sq.Ft. -50 X 90ft

Block&Lot -00745-0044

ZONING INFORMATION

Zoning - M1-1

F.A.R. As Built -1.00

F.A.R. - 2.4

TAXES

Tax Class - 4

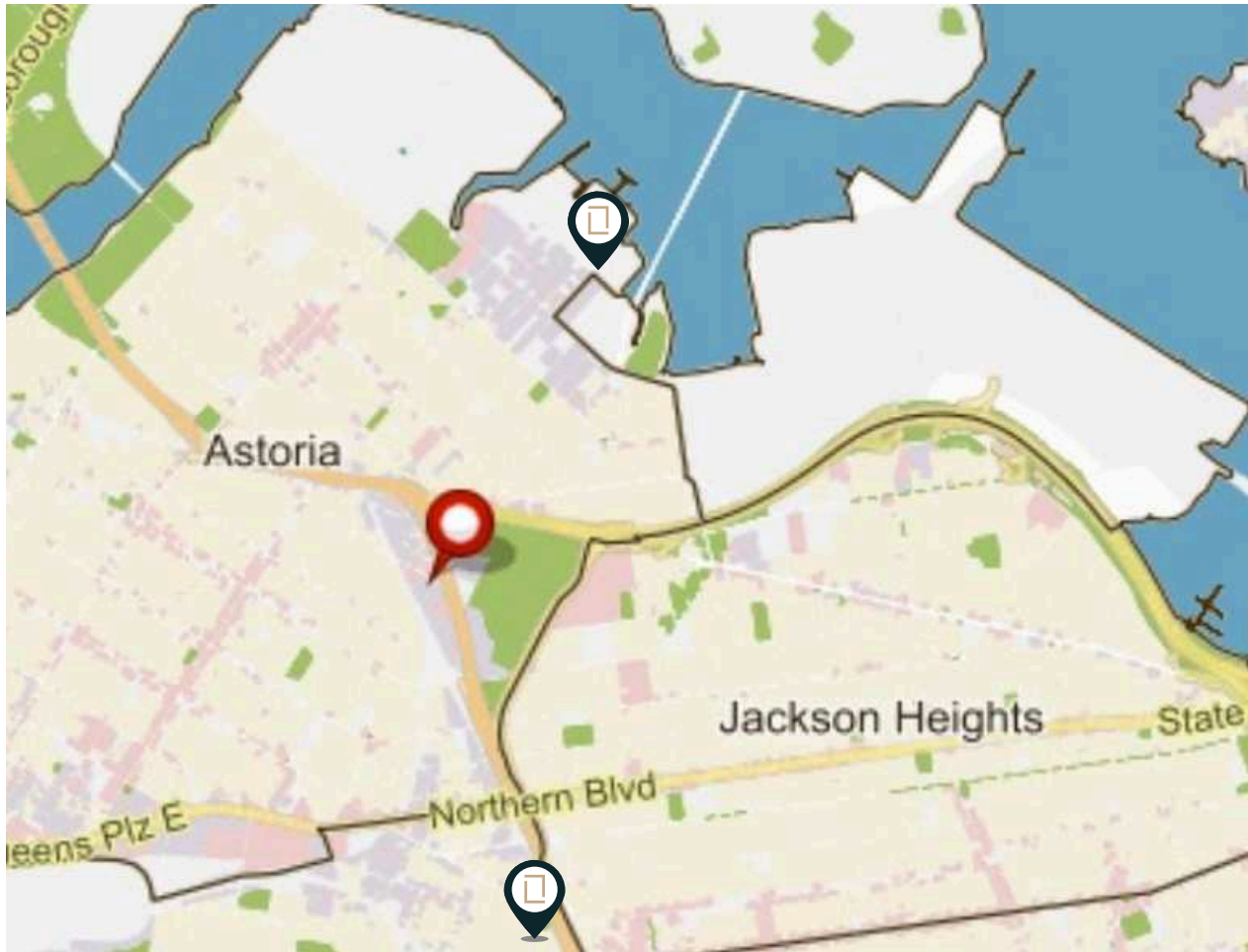
Annual Property Tax - \$17,677

Building Class - (G2)





LOCATION



ZONING

Development

1. Zoning

New York City is divided into three basic *zoning districts*: residential (R), commercial (C) and manufacturing (M). These basic zoning districts are subdivided by the intensity of use. Development is governed by the use, bulk, and parking requirements of the zoning district.



- Residence districts**
 - Low density residence
 - Medium and high density residence
- Commercial districts**
 - Neighborhood commercial
 - General commercial
 - Specialty commercial
- Manufacturing districts**
 - Districts that permit residence
 - Districts that do not permit residence
- Parks**
 - Battery Park
- Zoning overlays**
 - Special purpose
 - Limited height
 - Commercial overlay
- Rezoning**
 - Rezoning proposed
 - Rezoning received

Zoning Designation

Manufacturing

M1-1

Parcel Vicinity

Frontage(s)

**50 Street(narrow)
25 Avenue(wide)
2000 CB
Boundary(narrow)**

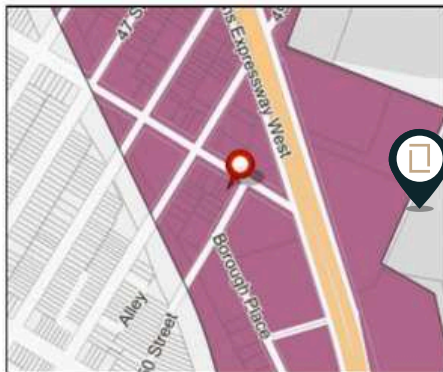
Rezoning Projects

We have no information to indicate that there is a rezoning planned.

For more information about zoning district regulations, click [here](#).

Manufacturing

M1-1



M1 districts range from the Garment District in Manhattan and Port Morris in the Bronx with multistory lofts, to parts of Red Hook or College Point with one- or two-story warehouses characterized by loading bays. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. [More info](#)

Certificate of Occupancy

CO Number: 420315251F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Queens	Block Number: 00745	Certificate Type: Final
	Address: 49-18 25 AVE.	Lot Number(s): 45	Effective Date: 08/30/2012
	Building Identification Number (BIN): 4014037	Building Type: Altered	
This building is subject to this Building Code: Prior to 1968 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 3	(Prior to 1968 Code designation)	
	Building Occupancy Group classification: B	(2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 1	Height in feet: 14	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: Parking spaces (6), Parking (930 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Borough Commissioner



Commissioner

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF QUEENS, CITY OF NEW YORK

No. **Q 77069**
 Date **11/5/51**

CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1 to 2.1.3.7 (Building Code.)

This certificate supersedes C. O. No.

The owner or owners of the building or premises:

THIS CERTIFIES that the new ~~building~~ building—building—premises located at

49-14 25 Avenue, SS 24, 43rd W. 50 St. Block **745** Lot **44**

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.—**HB 1833/51**

Construction classification—**Non-Fire**

Occupancy classification—**Res. Comm.** Height **1** stories, **15** feet.

of completion—**9/28/51** Located in **Unrest.** Use District.

A Area Height Zone at time of issuance of permit

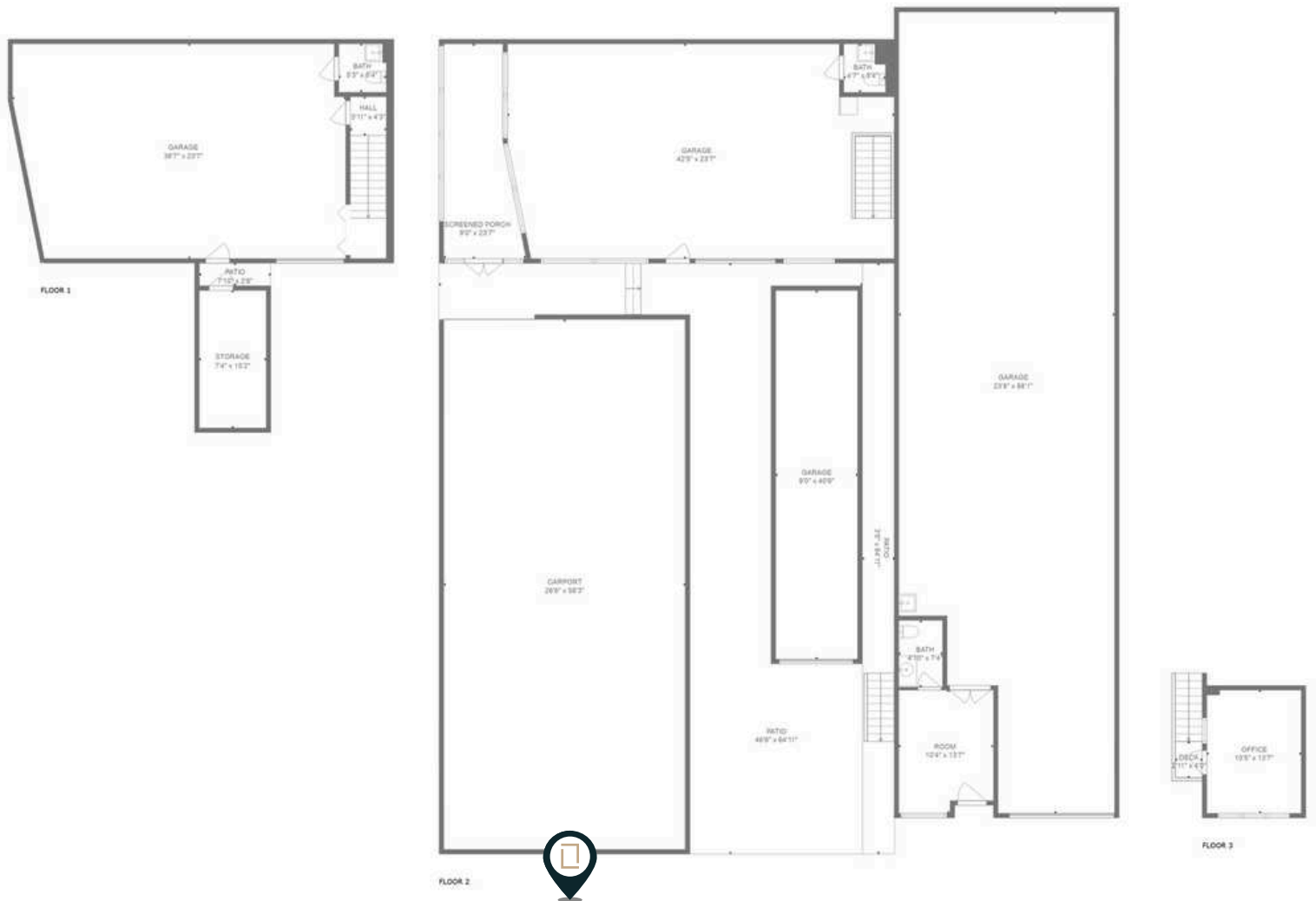
This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement	On Gr.				Boiler Room & Storage
1st	On Gr. & 120			20	Warehouse for metal parts, Garage (4 Motor Vehicles)
2nd	50			3	Office

Borough Superintendent

Floor Plans



BELOW GROUND: 98 sq. ft, FLOOR 2: 201 sq. ft, FLOOR 3: 141 sq. ft
 EXCLUDED AREAS: STORAGE: 111 sq. ft, GARAGE: 4031 sq. ft, PATIO: 1224 sq. ft,
 CARPORT: 1547 sq. ft, SCREENED PORCH: 170 sq. ft, DECK: 12 sq. ft

MEASUREMENTS ARE CALCULATED, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED





CONTACT



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