

Sales-Leasing-Appraisals

VICTOR D. WEINBERGER
 NYS Real Estate Professional. TOP 1% in USA
 E-mail: Victor@VictorWeinberger.com

917-806-7040

30 Years Experience:
Over 1,200 Transactions Closed.
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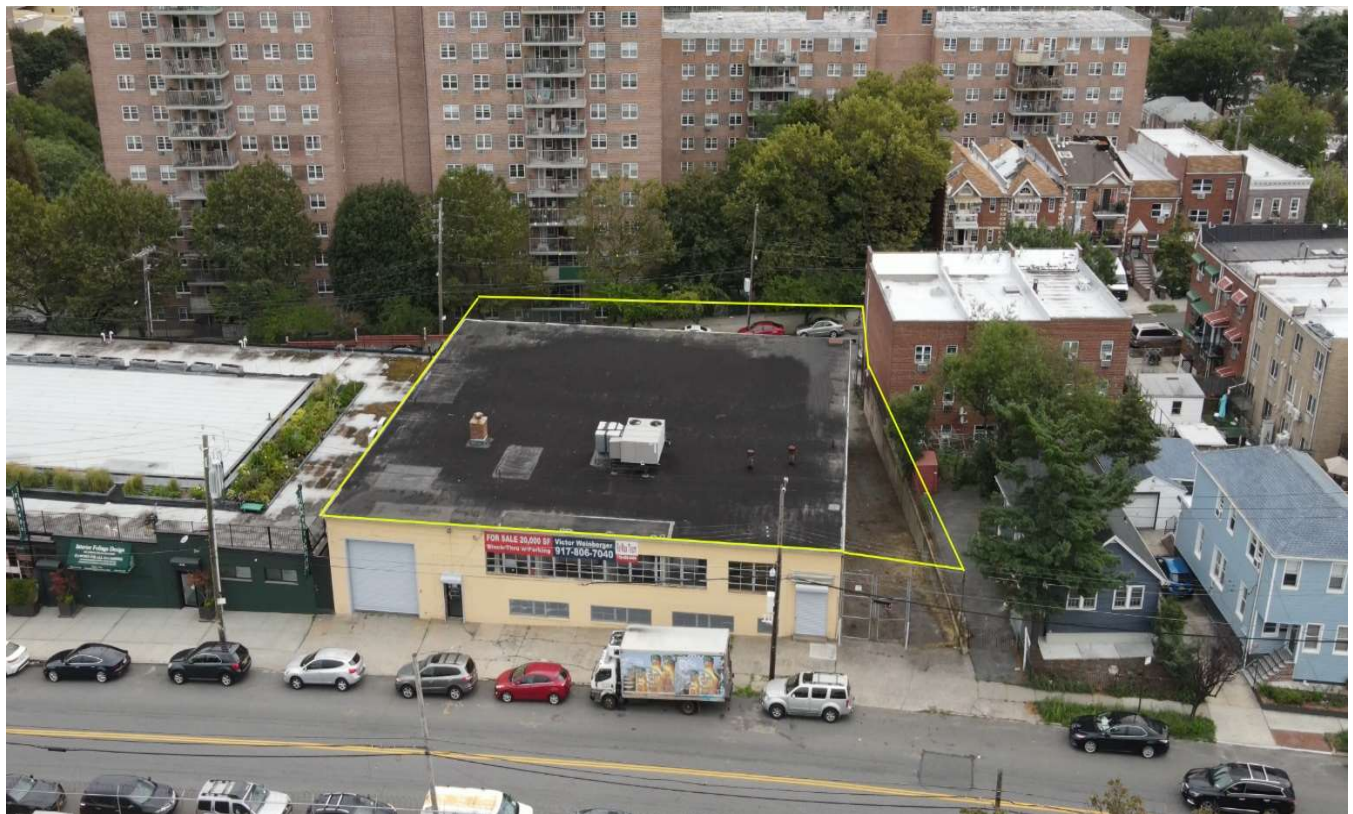
FOR SALE or RENT 47-55 58 STREET, WOODSIDE, NY, 11377 (Block# 2318 Lot# 9)
 Btw: Queens Blvd & BQE (Laurel Hill Blvd) Walking distance to the Roosevelt Ave Subway

\$7,850,000

PROPERTY VIDEO: https://youtu.be/aK_Xn9cPKjU (Highlight link and open in new window)

Description: Woodside/Queens 2 STORY fully Detached 20,000 Sq.Ft BLOCK THRU Warehouse, with 2 loading docks, 1 drive-in entrance and 3 regular door entrances. Building has 1,000 Amps power, and an electric lift from the lower level to the upper level. There is nearly 5,000 SF of parking. A unique property, in a fabulous location, minutes from Manhattan, Brooklyn, Bronx & Long Island. Walk 5 blocks to Roosevelt Ave subway.

IDEAL USE: Warehouse- manufacturing-religious-school-retail-headquarters-food-gym-etc.



The asking price for the property was based on the information obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study on this property pertaining to size, zoning analysis, etc.,

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47-55 58 St Overview

Address

Primary address	4755 58th St
Zip code	11377
Neighborhood	Woodside
Borough	Queens
Block & lot	02318-0009



Property Taxes

Tax class	4
Property tax	\$69,816

Lot

Lot sqft	14,250
Lot dimensions (irregular)	125 ft x 144 ft
Ground elevation	116 ft
Corner lot	No

Zoning

Zoning districts	R5
Zoning map	9d

Building

Building class	All Parking Garages (G1)
Building sqft	20,000
Building dimensions	125.44 ft x 144 ft
Buildings on lot	1
Stories	1
Ceiling Height 1st floor	13 feet
Ceiling Height lower Level	11 feet

Structure type	Short term parking
Construction type	Masonry
Grade	C

Use

Commercial units	1
Garage sqft	20,000

Floor Area Ratio (FAR)

Residential FAR	1.25
Facility FAR	2
FAR as built	1.61
Allowed usable floor area	17,812
Usable floor area as built	22,942
Unused FAR	-5,130

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DEPARTMENT OF BUILDINGS
 BOROUGH OF QUEENS, THE CITY OF NEW YORK

No. Q 136576

Date 9-9-60

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 21.3.1. to 21.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~XXXXXX~~ building—premises located at
 47-55 - 58 St., E/S., 163.44' N/O. 48 Ave.

Block 2318 Lot 9

, 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.

N.B. ~~XXXX~~ No.— N.B. 2101/59

Construction classification—Non-Fire

Occupancy classification— Commercial

. Height 1 & Bmnt. stories, 17-6 feet.

Date of completion— 9-8-60

. Located in Bus. Use District.

C Area 1½ . 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: (Circular 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.	5	5	10	Factory, Warehouse, Shipping & Distribution.
1	120	20	5	25	Factory, Warehouse, Shipping, Distribution & Offices.
					Parking, loading & Unloading Space
					Plot - 144.14' x 105.70' x 125.55' x 94.74' & 30.70.

NOTE: MANUFACTURING LIMITED TO ANY FACTORY USE NOT PROHIBITED BY ART. 2, SEC. 4 OF THE ZONING RESOLUTION.

John J. Kellahan
 Borough Superintendent

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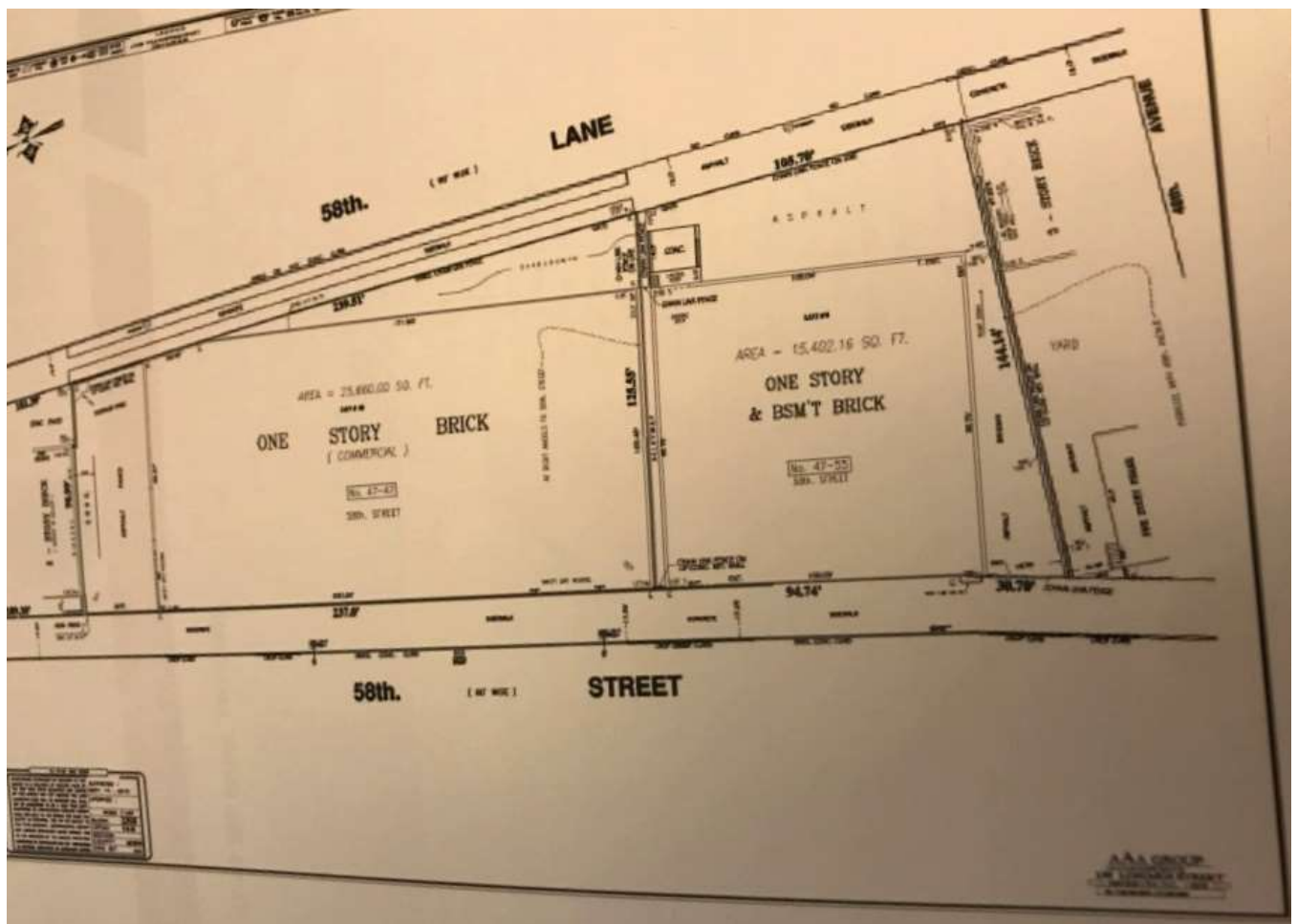
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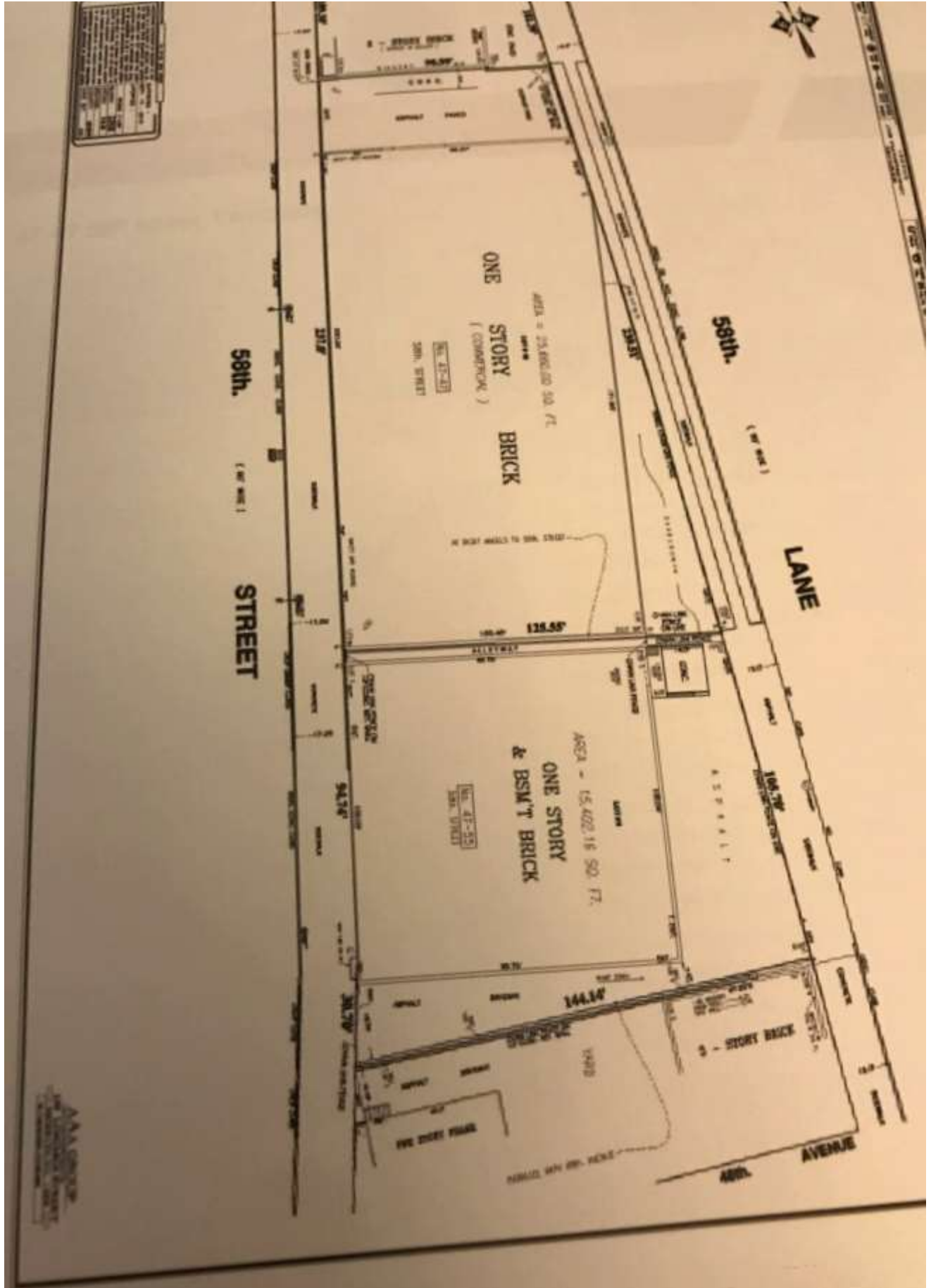


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Survey





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360 AERIAL VIEW



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58th Street Front View



58th Lane View



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58 Street North to South side View



58TH Street Roosevelt Ave subway distance view



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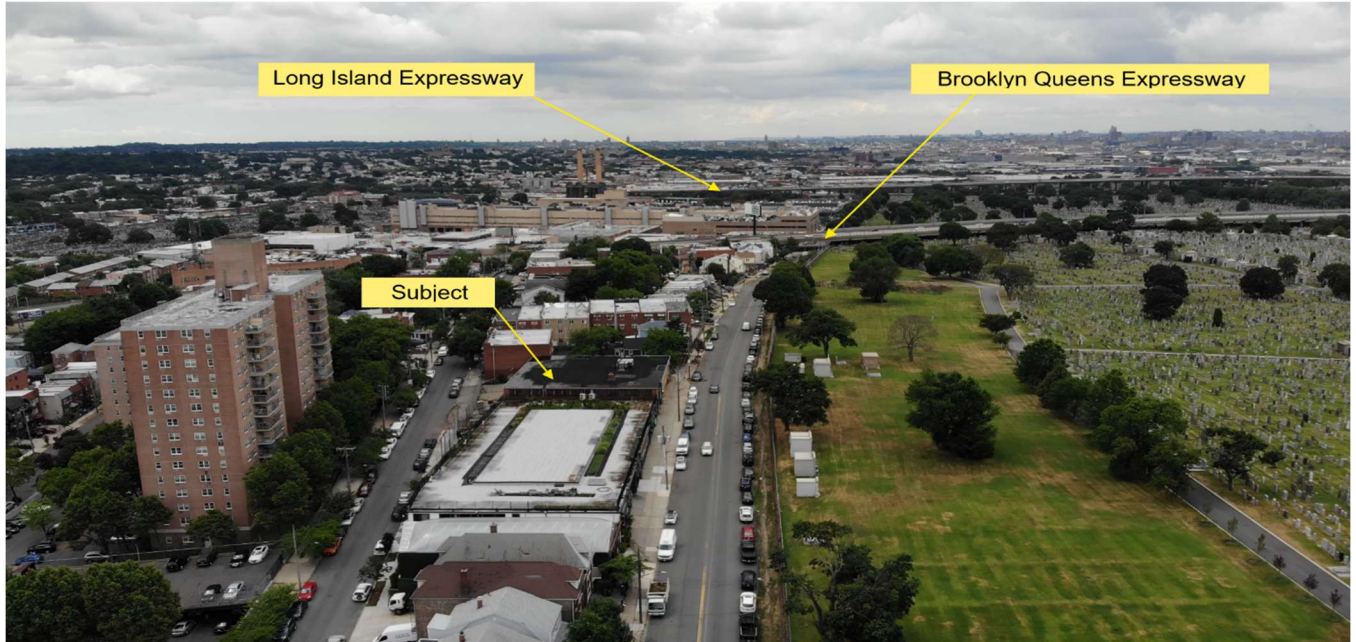
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North to South View



South to North View



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South to North View of the driveway



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OVERHEAD DOOR and Ramp From 58th STREET entrance



1st Floor



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1st floor



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1st floor Panoramic views



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1st floor Bathroom



Lower Level Bathroom



1st floor Bathroom



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LOWER LEVEL VIEW



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Freight Lift between 1st Floor and Lower level



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Lower Level Panoramic view



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MODERN BOILER



Updated ELECTRIC (1,000 AMPS)



GAS LINES



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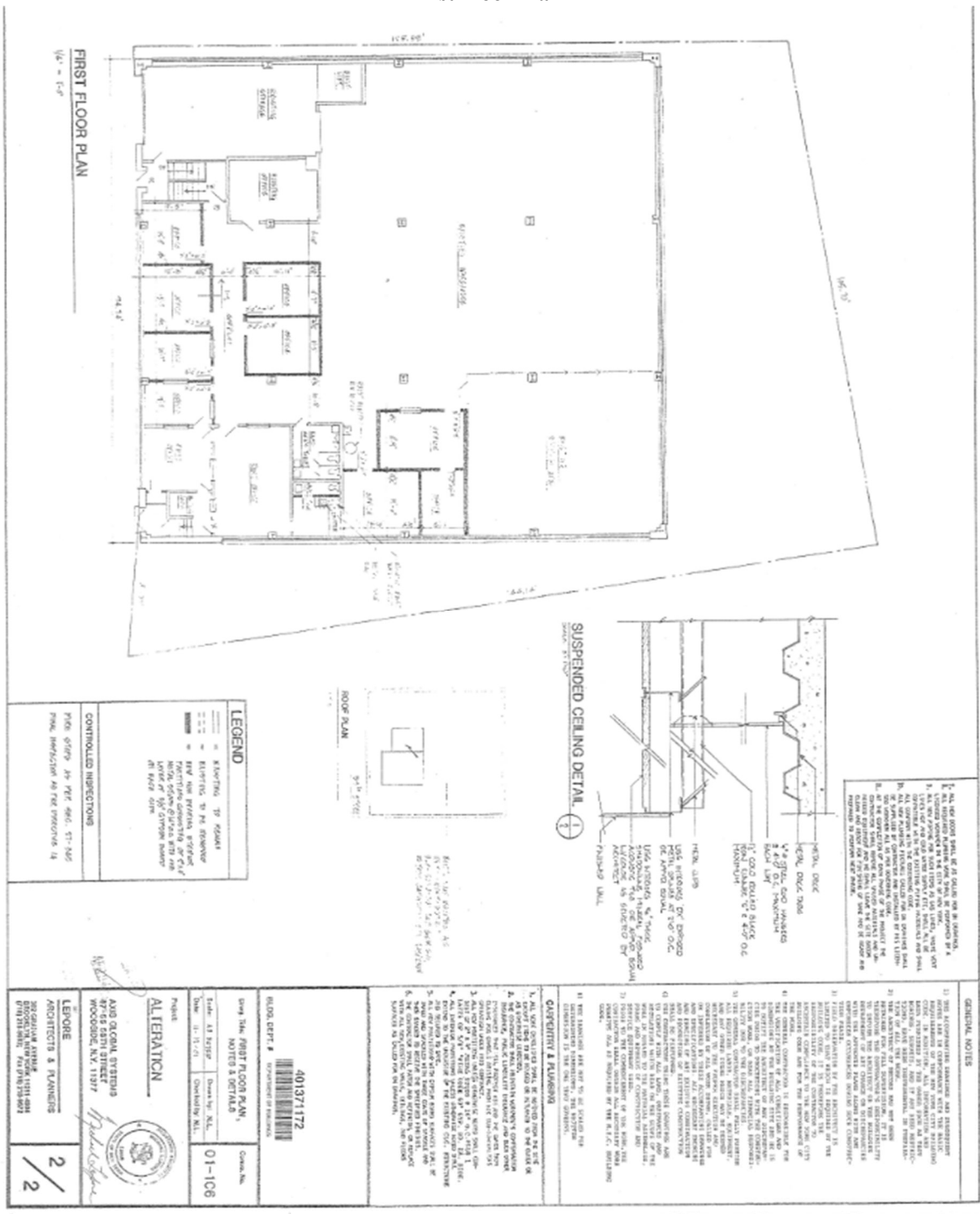
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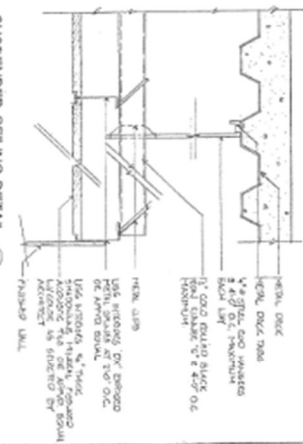
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First Floor Plan



1. ALL NEW ROOM PARTS, IN EXISTING AND RECONSTRUCTED AREAS SHALL BE CONSTRUCTION OF THE SAME TYPE AND MATERIAL AS THE EXISTING PARTS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
2. ALL EXISTING PARTS TO REMAIN SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.
3. ALL EXISTING PARTS TO REMAIN SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.
4. ALL EXISTING PARTS TO REMAIN SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.
5. ALL EXISTING PARTS TO REMAIN SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.



FIRST FLOOR PLAN

LEGEND	<ul style="list-style-type: none"> --- EXISTING WALL --- EXISTING DOOR --- EXISTING WINDOW --- EXISTING STAIR --- EXISTING ELEVATOR --- EXISTING MECHANICAL --- EXISTING ELECTRICAL --- EXISTING PLUMBING --- EXISTING GAS --- EXISTING TEL --- EXISTING CABLE --- EXISTING FIRE --- EXISTING SECURITY --- EXISTING SIGNAGE --- EXISTING LIGHTING --- EXISTING VENTILATION --- EXISTING DRAINAGE --- EXISTING PAVEMENT --- EXISTING CURBS --- EXISTING LANDSCAPE --- EXISTING UTILITIES --- EXISTING FOUNDATION --- EXISTING STRUCTURE --- EXISTING ROOF --- EXISTING EXTERIOR --- EXISTING INTERIOR --- EXISTING FINISHES --- EXISTING MATERIALS --- EXISTING METHODS --- EXISTING TOOLS --- EXISTING EQUIPMENT --- EXISTING SUPPLIES --- EXISTING LABOR --- EXISTING PERMITS --- EXISTING INSURANCE --- EXISTING BOND --- EXISTING CONTRACT --- EXISTING AGREEMENT --- EXISTING ORDER --- EXISTING RECEIPT --- EXISTING INVOICE --- EXISTING STATEMENT --- EXISTING RECEIPT --- EXISTING INVOICE --- EXISTING STATEMENT
CONTROLLED DIRECTIONS	<p>1. SEE GENERAL NOTES FOR ALL CONTROLLED DIRECTIONS.</p> <p>2. SEE GENERAL NOTES FOR ALL CONTROLLED DIRECTIONS.</p> <p>3. SEE GENERAL NOTES FOR ALL CONTROLLED DIRECTIONS.</p> <p>4. SEE GENERAL NOTES FOR ALL CONTROLLED DIRECTIONS.</p> <p>5. SEE GENERAL NOTES FOR ALL CONTROLLED DIRECTIONS.</p>

ALTERNATION

ADD: 01.00.01.01.01.01.01
 01-106

LEHORE
 ARCHITECTS & PLANNERS
 2/2

GENERAL NOTES

- 1) THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS SHALL BE THE BASIS FOR THE CONTRACTOR'S OBLIGATION TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE BUILDING CODE AND ALL APPLICABLE REGULATIONS.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
- 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND DEMOLITION OF ALL EXISTING MATERIALS TO BE REMOVED.
- 6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FINISHES AND MATERIALS TO REMAIN.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FINISHES AND MATERIALS TO REMAIN.
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 10) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING FINISHES AND MATERIALS TO REMAIN.

CONTRACT INFORMATION

PROJECT: 401371172

DATE: 01-106

SCALE: AS SHOWN

DESIGNER: ALTERNATION

CONTRACTOR: LEHORE ARCHITECTS & PLANNERS

2/2

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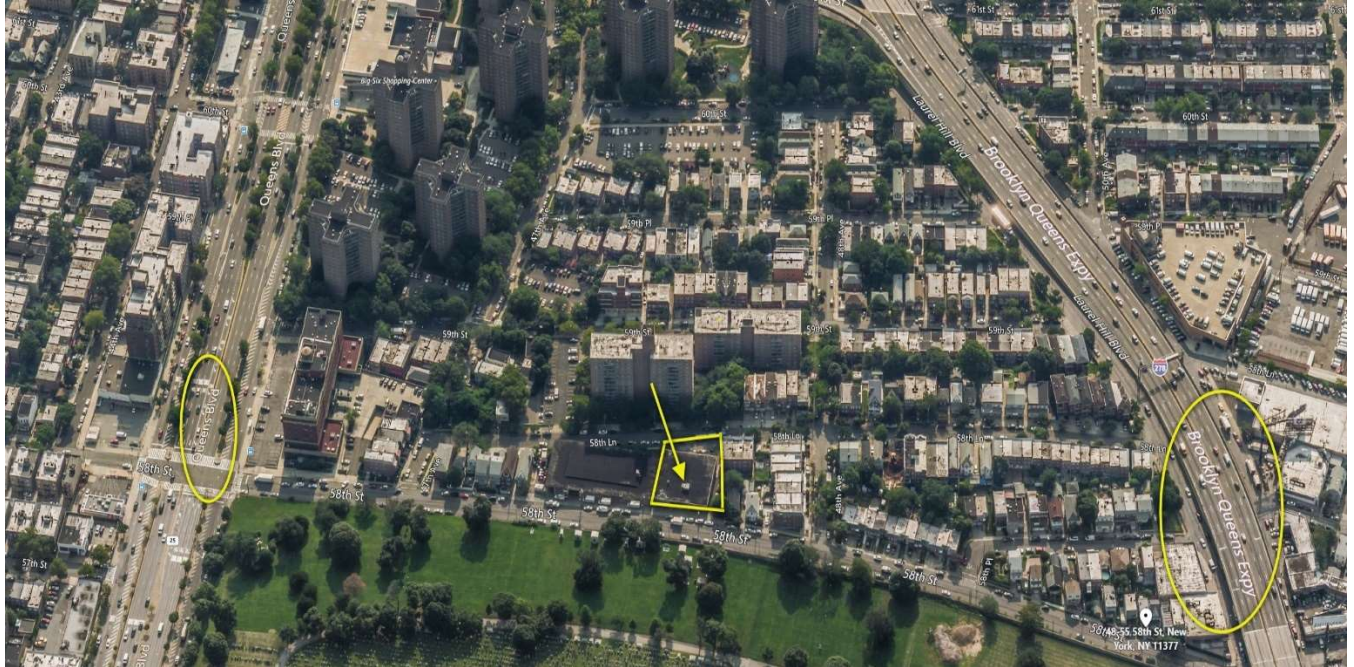
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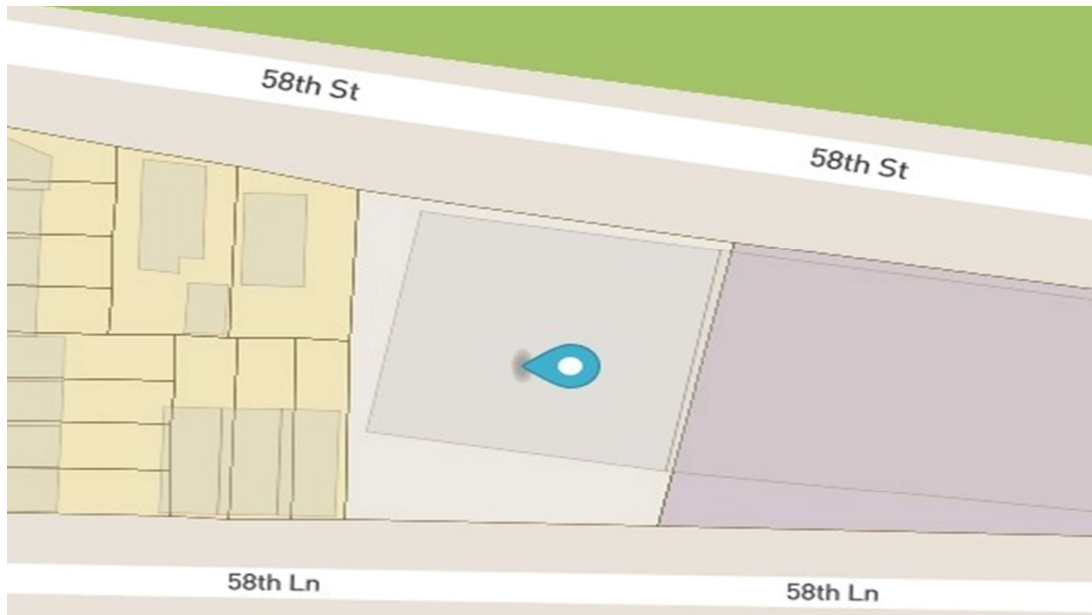
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AERIAL MAP



BUILDING OUTLINE (Windows 360 degree through-out the building)



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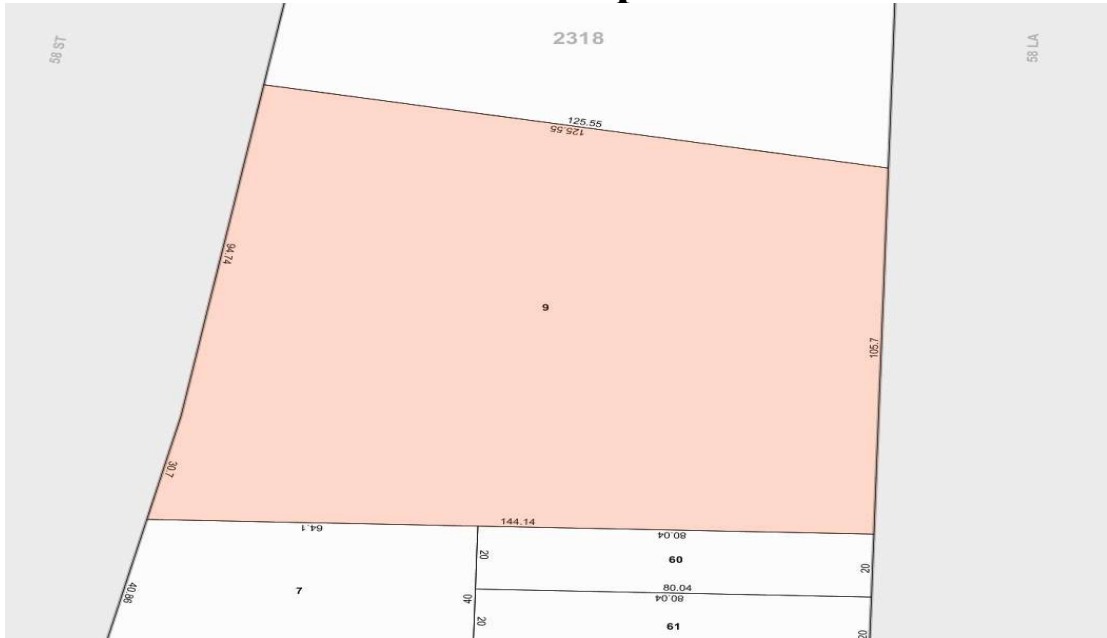
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Tax Maps



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MAP OF AREA

