

SALES-RENTALS-APPRAISALS

VICTOR WEINBERGER
 NYS Real Estate Associate
 Top 1% USA

Cell: 917-806-7040
 E-mail: Victor@VictorWeinberger.com

71-15 Northern Blvd
 Jackson Heights, NY, 11370

Off: 718-429-4400
Fax: 917-831-4774

#1 RE/MAX TEAM

FOR SALE:

137-02 Crossbay Blvd, Ozone Park, NY., 11417 (Tax Block# 11372 Lot# 80)

65,000+ Traffic count (Department of Traffic)

One of the best corners anywhere. 5 blocks Liberty Ave "A" train.

High Income Producing, Ideal for Bank, fast Food redevelopment.

Tri-corner property with 200 linear frontage; near everything.

3 hotels, World Resort Casino, Belt Parkway, The Conduit, and KENNEDY AIRPORT.

NET INCOME: \$94,000 a year.

FOR SALE: \$1,750,000

Currently used as a tobacco/cigar convenient store. It is extremely busy, as people who go to the Casino, Airport, Rockaway Beach and Brighton Beach pass by this location, and many stop by. It has parking.

The tenant also subleases part of the parking to a Food truck, since there is so much traffic that passes by. The Current lease expires in 2025. The property is located within 5 minutes from 4 different neighborhoods.

Note: The property is a former gas station. We had a phase 2 done by Exxon/Mobil, and the property is cleaned up. They did everything the right way and we have the report.

Attention Developers: Building has 4,800 SF re-development rights. The current building is only 800 SF. Ideal for medical, fastfood, bank, office building, current use, etc, etc.

PROPERTY VIDEO: <https://youtu.be/eQRuWzBTZkl>



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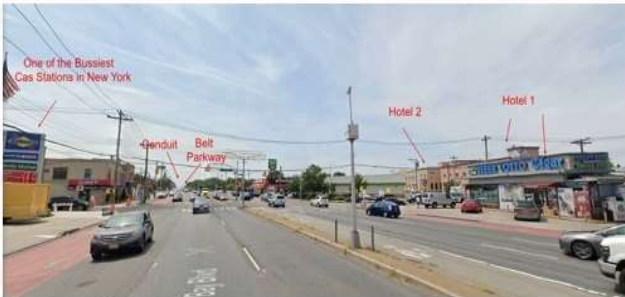
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PROPERTY OVERVIEW

Address

Primary address	13702 Cross Bay Blvd
Zip code	11417
Neighborhood	Ozone Park
Borough	Queens
Block & lot	11372-0080



Property Taxes

Tax class	4
Current tax bill	\$27,131
Projected tax bill	\$27,359

Lot

Lot sqft	2,372 i
Lot dimensions	93.26 ft x 54.55 ft
Ground elevation	25 ft
Corner lot	CR

Zoning

Zoning districts	R5D, C2-3 i
Zoning map	18a

Building

Building class	One Story Retail Building (K1) i
Building sqft	832
Building dimensions	52 ft x 16 ft
Buildings on lot	1
Stories	1
Roof height	13 ft
Year built	1970
Year last altered	1991 i

Style	Miscellaneous retail
Structure class	Masonry
Construction type	B grade

Use

Commercial units	1
Retail sqft	832
Certificate(s) of occupancy	Click here i

Floor Area Ratio (FAR)

Residential FAR	2
Facility FAR	2
FAR as built	0.35 i
Allowed usable floor area	4,744
Usable floor area as built	830
Unused FAR	3,914

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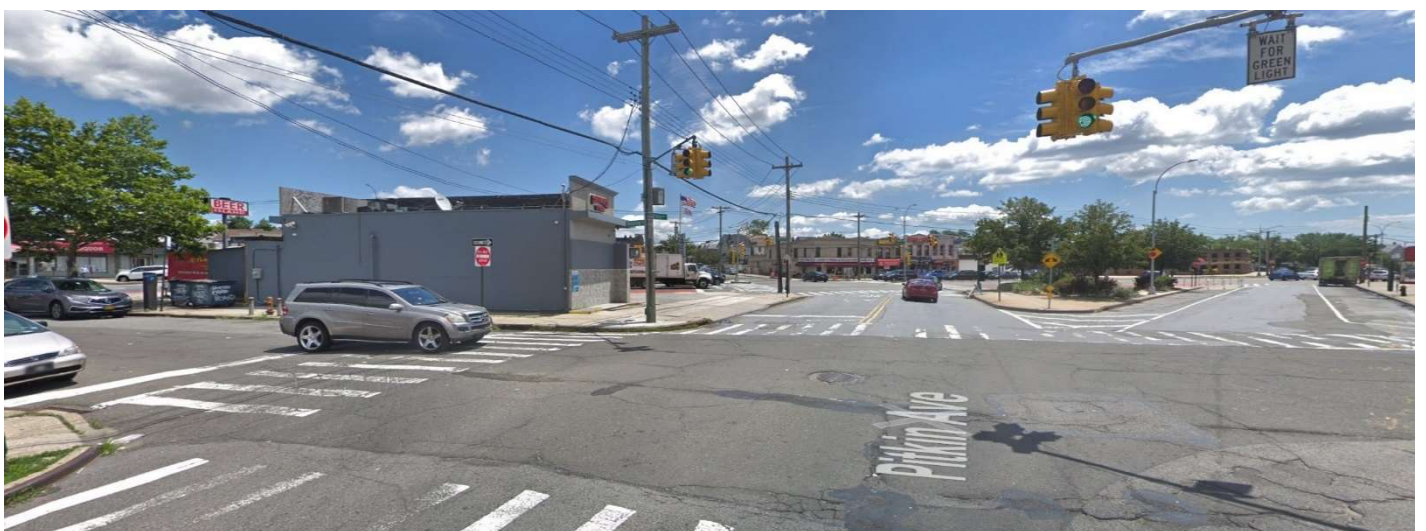
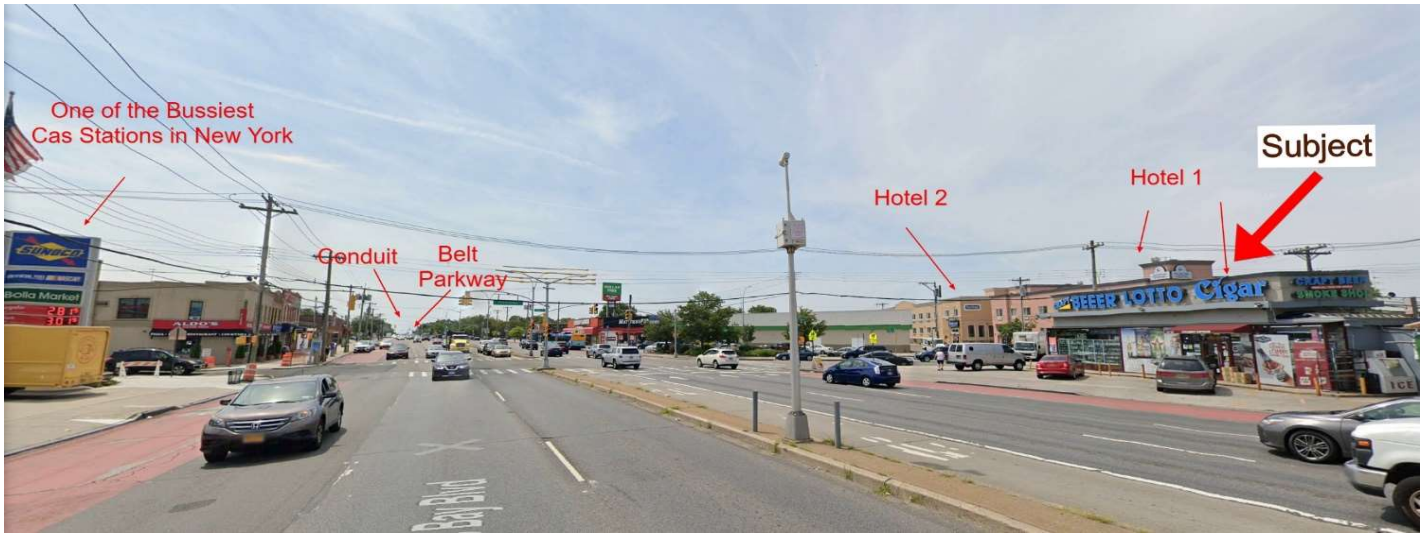
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Demographics Zip Code: 11423

Population Demographics

Total population	31,400
Female population	51.3%
Male population	48.7%
Median age	40.8
Male median age	39.7
Female median age	42.3

Education

No highschool	8.6%
Some highschool or college	54.6%
Bachelors degree	8.3%

Other

Citizens	83.3%
Citizens born in US	44.3%
English speakers	92.8%

Journey to Work

Work in a metropolitan area	99.9%
Work in a micropolitan area	0.1%
Work at home	3.4%
Go to work by car	46.9%
Go to work after 10 am	22.2%

Economic/Employment

Average household income	\$90,438
White collar	79.9%
Blue collar	20.1%

Housing

Family households	73.5%
Households with kids	32.8%
Housing units	10,499
Occupied housing units	9,787
Owner occupied units	58.0%
Average number of people per household	3.16
Median year structure built	1948
Houses with mortgages	66.7%

Wealth

Median value for units with a mortgage	\$485,900
Median value for units without a mortgage	\$448,600
Median gross rent	\$1,411
Median housing costs per month	\$1,540
Population in poverty	9.1%

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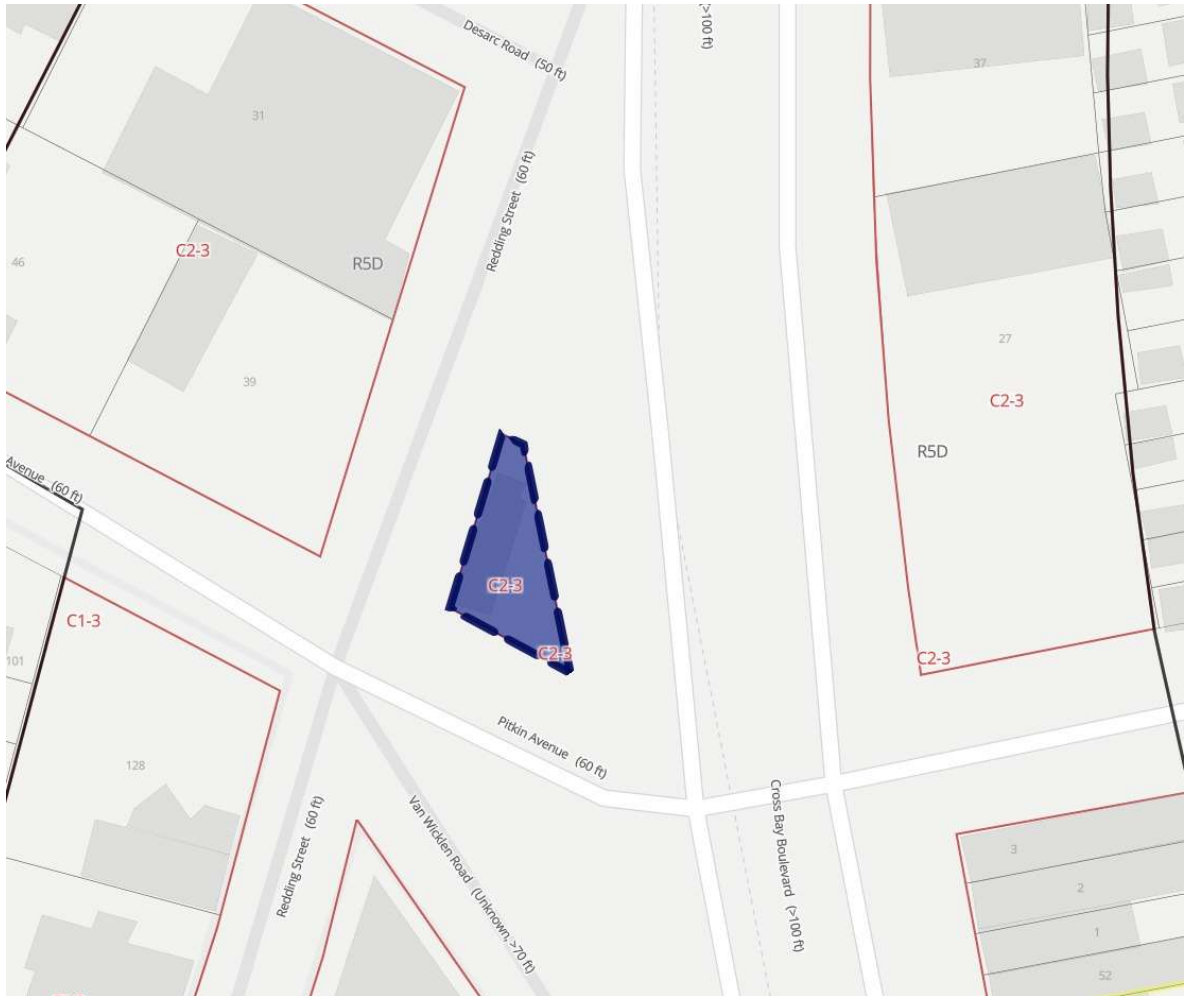
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TAX MAP - BUILDING OUTLINE - ZONING MAP



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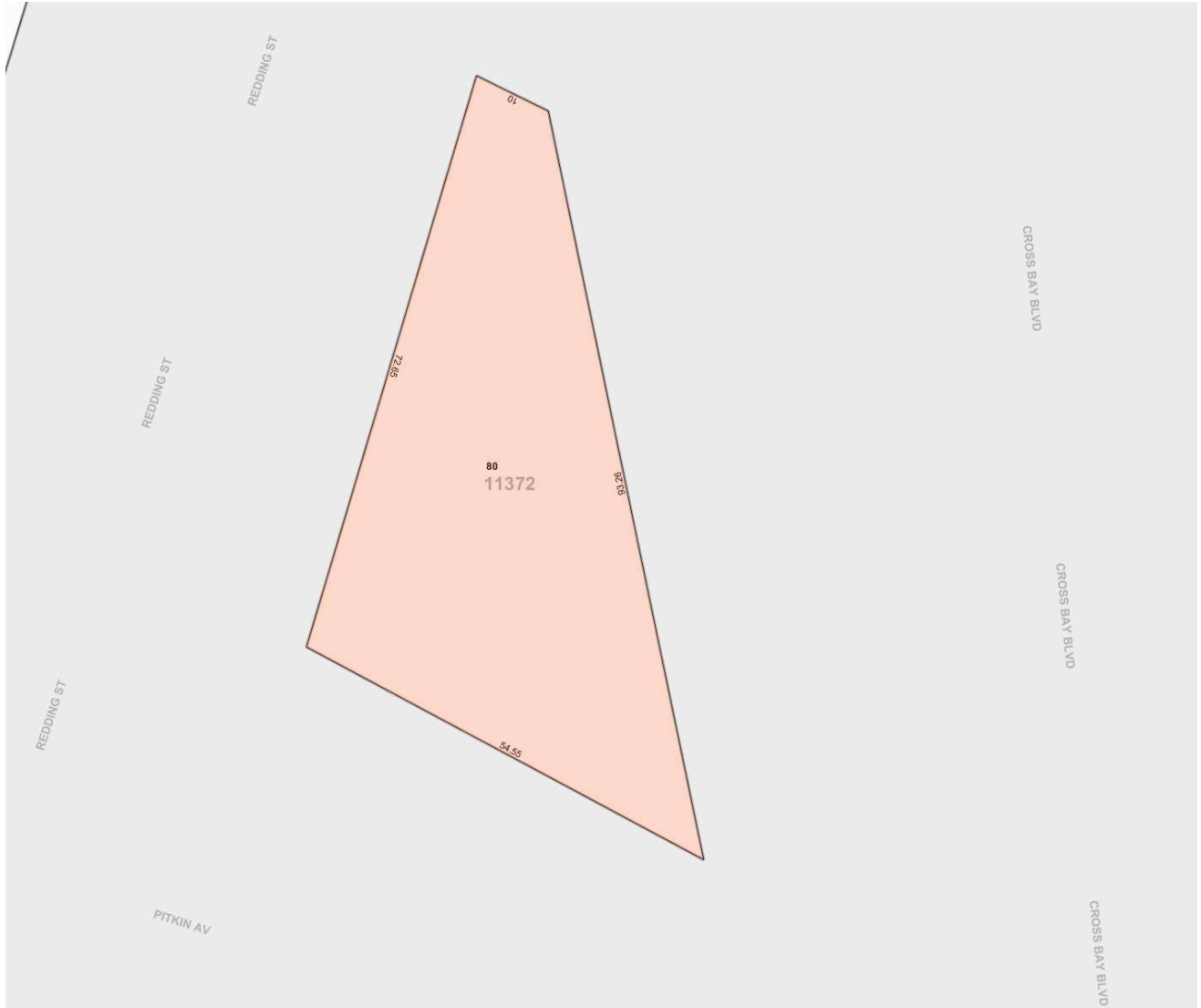
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TAX MAP (zoomed -in)



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TAX MAP (zoomed-out)



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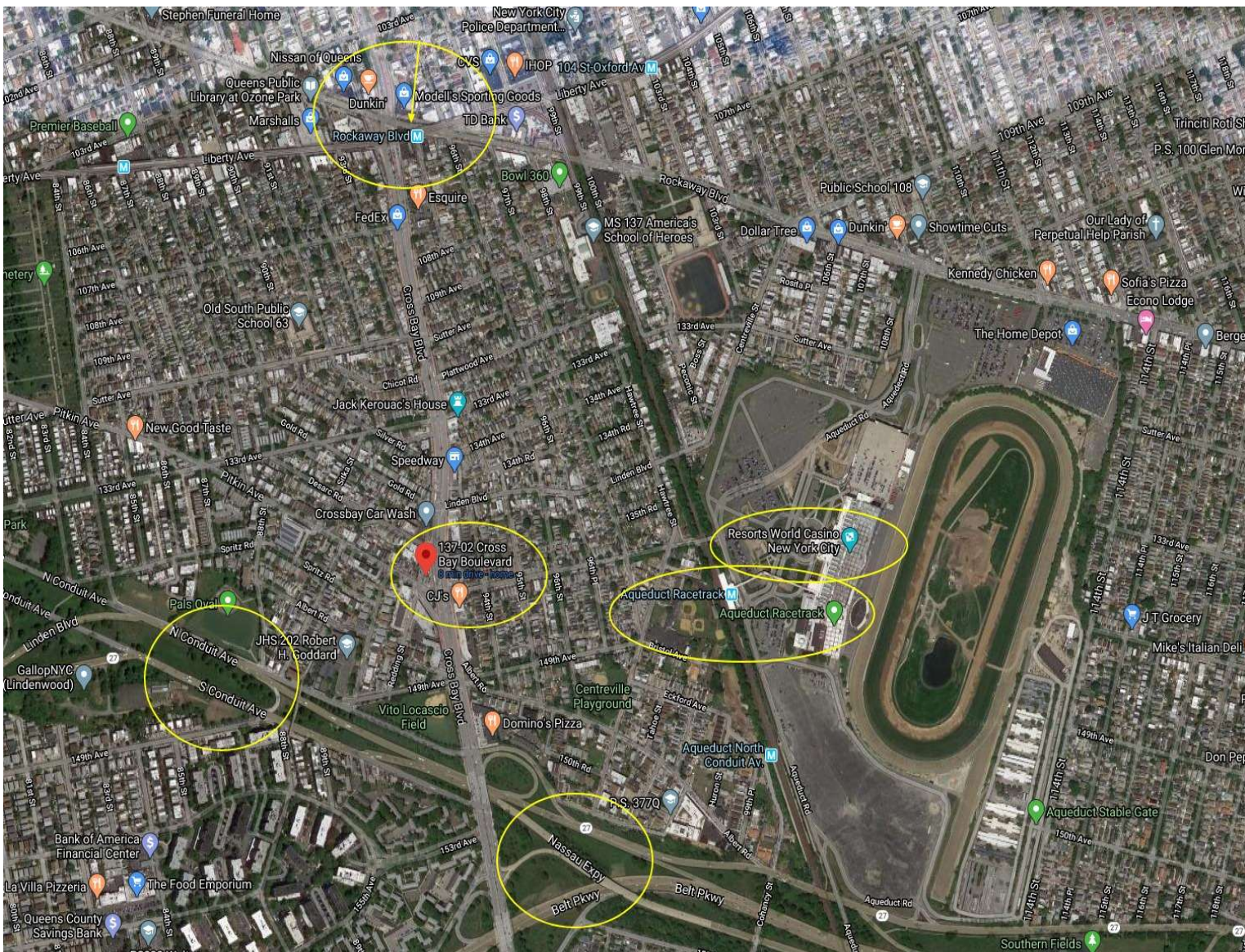


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AERIAL MAP



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Schedule A

EXHIBIT "A" DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being on the northerly side of Pitkin Avenue and the westerly side of Woodhaven Boulevard in the County of Queens and State of New York, and bounded and described as follows: Said property being known and described as lot number 369 feet upon a certain map entitled "Map of Van Wicklen manor in the Fourth Ward, Borough of Queens, City of New York, surveyed Oct 10th, 1921, by James F. Deehan" and filed in the Office of the Clerk of the County of Queens as Map Number 4051, which premises are more particularly bounded and described as follows:

BEGINNING at the point formed by the intersection of the northerly side of Pitkin Avenue with the westerly side of Woodhaven Boulevard, as widened;

THENCE northwesterly along the northerly side of Pitkin Avenue, North, sixty-two degrees, thirty-three minutes, twenty seconds West, fifty-four and fifty-five one-hundredths feet (N 62 degrees 33 minutes 20 seconds West 54.55 feet) to the point formed by the intersection of the northerly side of Pitkin Avenue with the easterly side of Redding Street;

THENCE northerly along the easterly side of Redding Street, North 17 degrees 09 minutes 10 seconds East 72.65 feet;

THENCE southeasterly, South 72 degrees 50 minutes 50 seconds, 3.10 feet to the point in the westerly side of Woodhaven Boulevard, as widened, distant 93.26 feet northerly from the point or place of **BEGINNING**, when measured along the said westerly side of Woodhaven Boulevard:

THENCE southerly along the westerly side of Woodhaven Boulevard South, ten degrees, forty-six minutes, twenty seconds, East, ninety-three and twenty-six one-hundredths feet (South 10 degrees 46 minutes 20 seconds East 93.26 feet) to the point or place of **BEGINNING**

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FEMA FLOOD ZONE (not in flood zone)



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ZONING MAP



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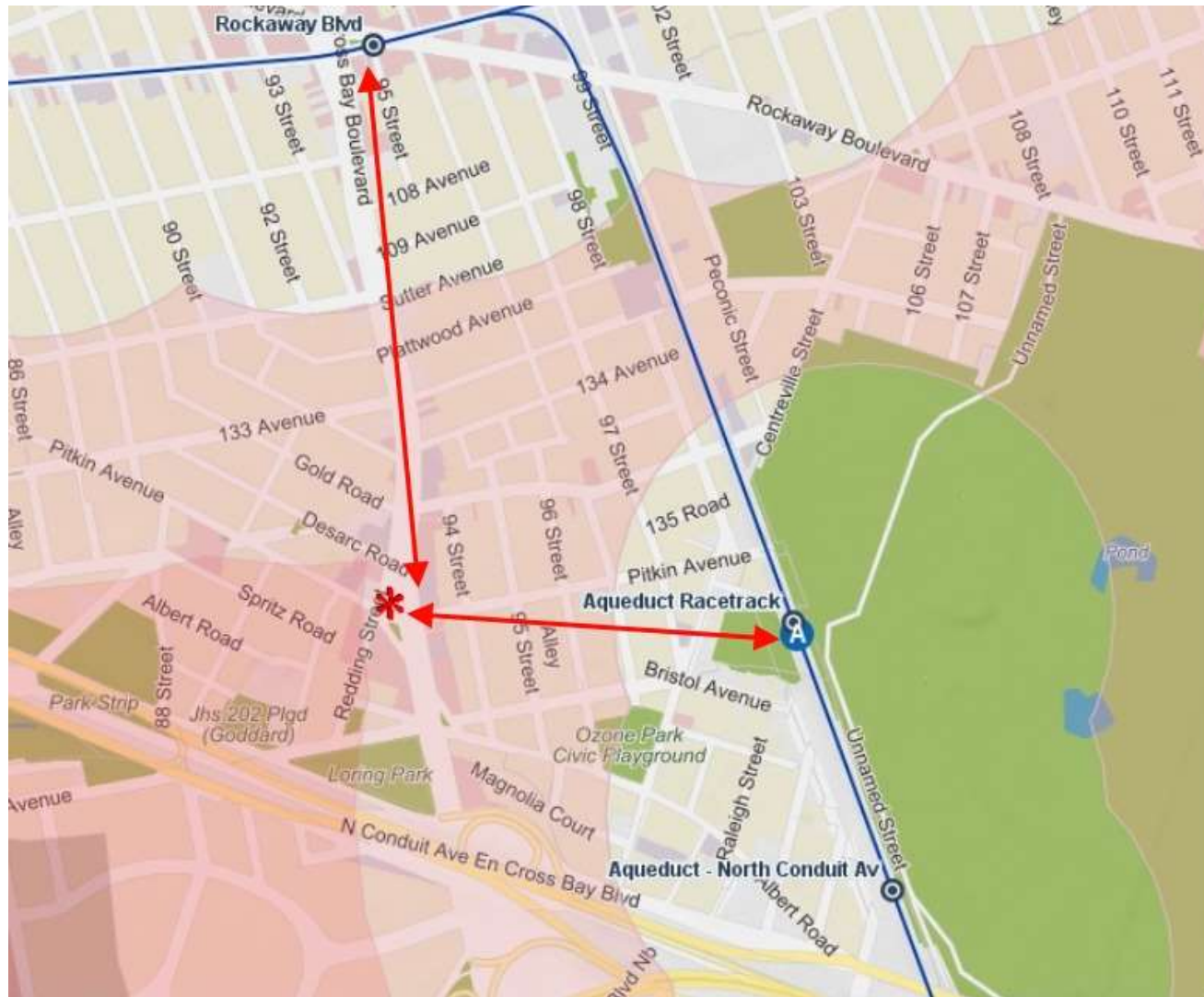


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SUBWAY MAP



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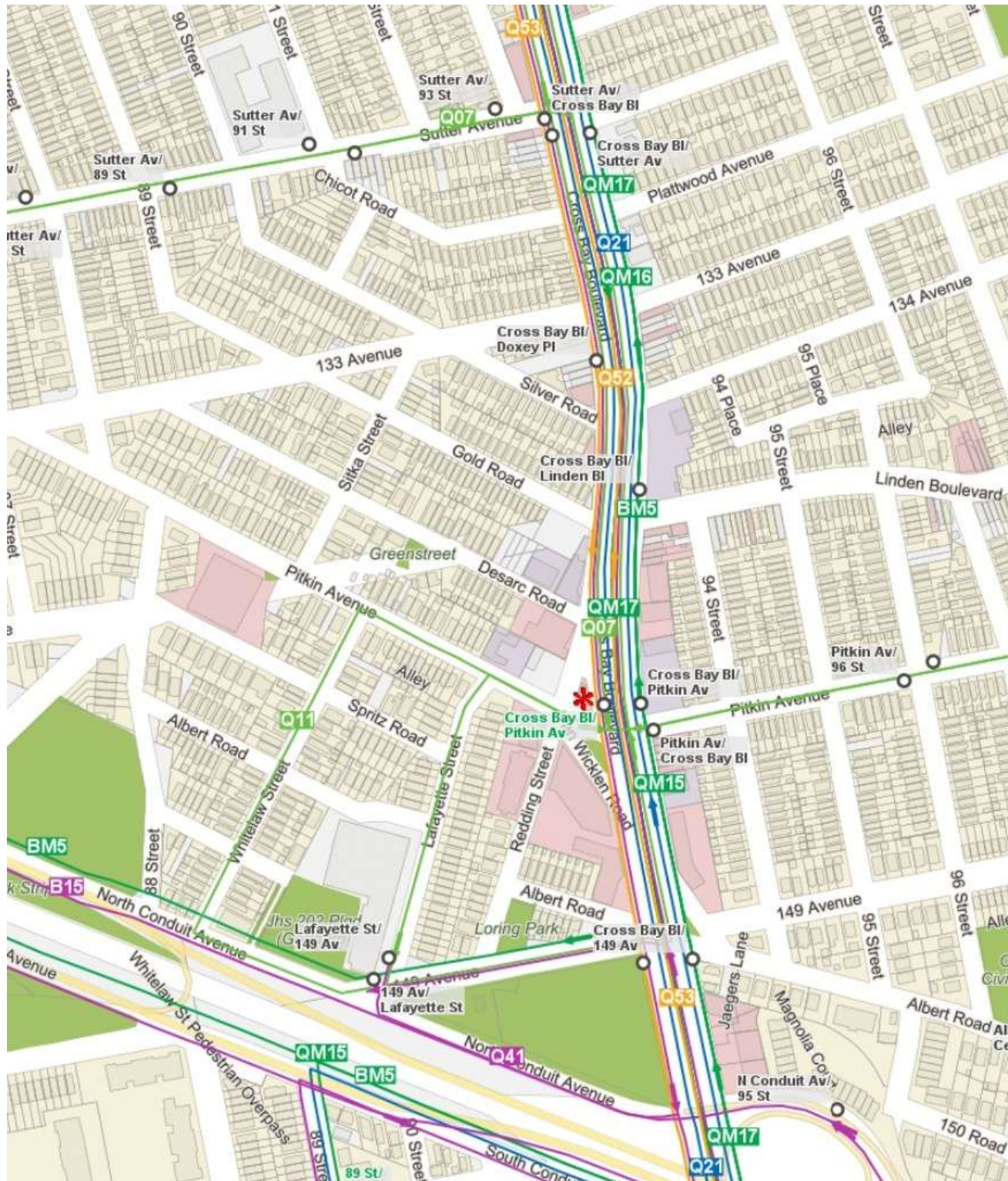


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BUS MAP



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DAILY CAR TRAFFIC COUNT (Department of Traffic)

