

PRIME HILLSIDE AVE JAMAICA ESTATES
13,200 SF Lot w/Approved Plans & 421A
READY TO BUILD!

183-03 Hillside Ave
Jamaica Estates, NY., 11432
(Block: 9950 Lot: 64)

SALES - LEASING - APPRAISALS



Victor D. Weinberger

NYS Licensed Sales Associate

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E-mail: VictorWeinbergerRealtor@gmail.com



917-806-7040



EXPERIENCE - KNOWLEDGE - DEDICATION

30 Years in Real Estate - Top 1% in USA

Over 1,200 Transactions Closed

Remax Team: 71-15 Northern Blvd, Jackson Heights, NY, 11370
Direct: 718-533-4136 Office: 718-429-4400 eFax: 917-831-4774

Property Info

- * Lot Size: 80 x 1165
- * Lot Sq.Ft: 13,200
- * Approved for 39,600 SF
- * 7 Story Building
- * 46 Apartments
- * 5,100 SF of retail
- * 18 Car Parking

Location Info

- * Only 3 Blocks to E/F Subway
- * Near Schools, including colleges
- * Near major shopping and malls
- * Near Highways
- * Near Airports
- * Near Hospitals
- * Near Houses-Of-Worship
- * etc, etc

FOR SALE PRIME LOCATION 39,600 SQ.FT. Buildable lot

183-03 Hillside Ave, Jamaica Estates, NY., 11432 (Tax Block# 9950 Lot# 64)

FOR SALE: \$5,440,000 (\$140 per Sq.Ft. Buildable)

Video: <https://youtu.be/0t4-35by0eQ> (Highlight Link and right click to open)

NOTE: Being sold with Approved Plans and existing 421A

Approved for 46 Apts, 5,100 SqFt. retail and 18 parking spots

ARCHITECTUAL RENDERING



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DESCRIPTION: 183-03 Hillside Ave is a seven-story mixed-use brick building located in the heart of Jamaica, Queens. The 39,600 sq. ft. structure is steps from the 179th subway station. It will feature ample ground floor 5,100 Sq.Ft. retail space along with 46 residential units. Tenants will have access to gym facilities, rooftop amenities, recreation space, and parking.

PROPERTY OVERVIEW

(NOTE: THIS PROPERTY IS IN JAMAICA ESTATES)

Address		Building	
Zip code	11432	Building class	Licensed Parking Lot (G6) i
Neighborhood	Jamaica Estates		
Borough	Queens		
Block & lot	09950-0064		
		Floor Area Ratio (FAR)	
Property Taxes		Residential FAR	3
Tax class	4	Facility FAR	3
Property tax	\$22,940	Allowed usable floor area	39,600
		Unused FAR	39,600
Lot			
Lot sqft	13,200		
Lot dimensions	80 ft x 165 ft		
Corner lot	No		
Zoning			
Zoning districts	R6A, C2-4, DJ i		
Zoning map	14d		

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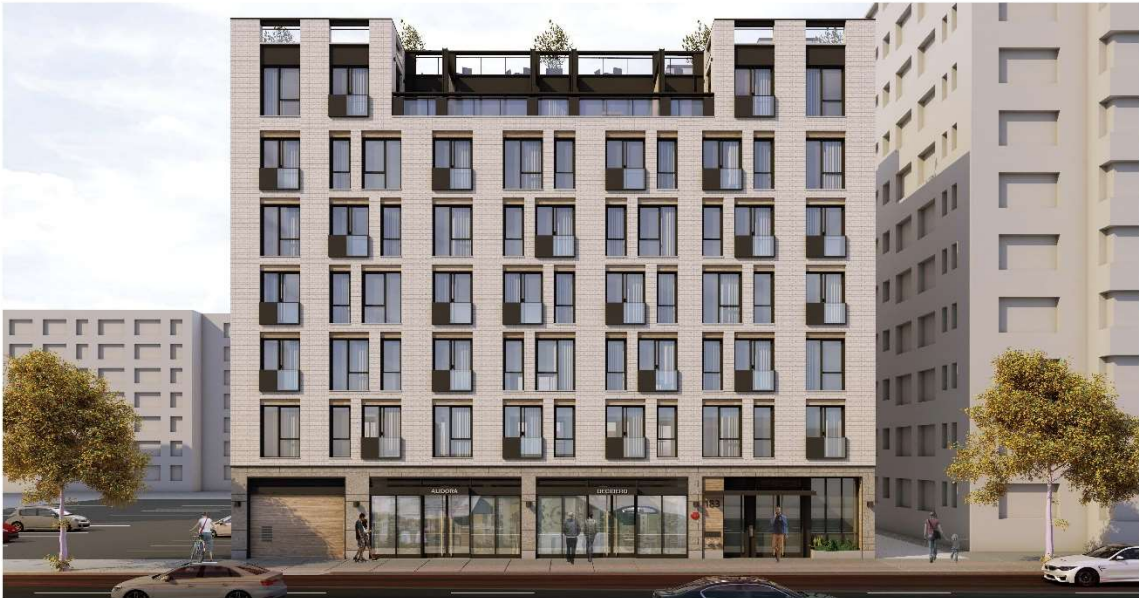
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11.21.19

SHEET NAME
RENDERING PERSPECTIVE 1

PROJECT NAME
183.03 Hillside Avenue

MARIN
ARCHITECTS



11.21.19

SHEET NAME
RENDERING PERSPECTIVE 5

PROJECT NAME
183.03 Hillside Avenue

MARIN
ARCHITECTS

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11.21.19

SHEET NAME
RENDERING PERSPECTIVE 6

PROJECT NAME
183.03 Hillside Avenue

MARIN
ARCHITECTS



11.21.19

SHEET NAME
RENDERING PERSPECTIVE 7

PROJECT NAME
183.03 Hillside Avenue

MARIN
ARCHITECTS

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EXTERIOR PHOTO



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AERIAL PHOTO



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TAX MAP



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Zoning Outline Map



SURVEY



FLOOR PLAN

A SURVEY PLAN

3rd Street



185'

Dalny Road
(60' WIDE)

SURVEY PERFORMED BY TERLANDSEN-CROWELL & SHAW SHOWN FOR INFORMATION ONLY.

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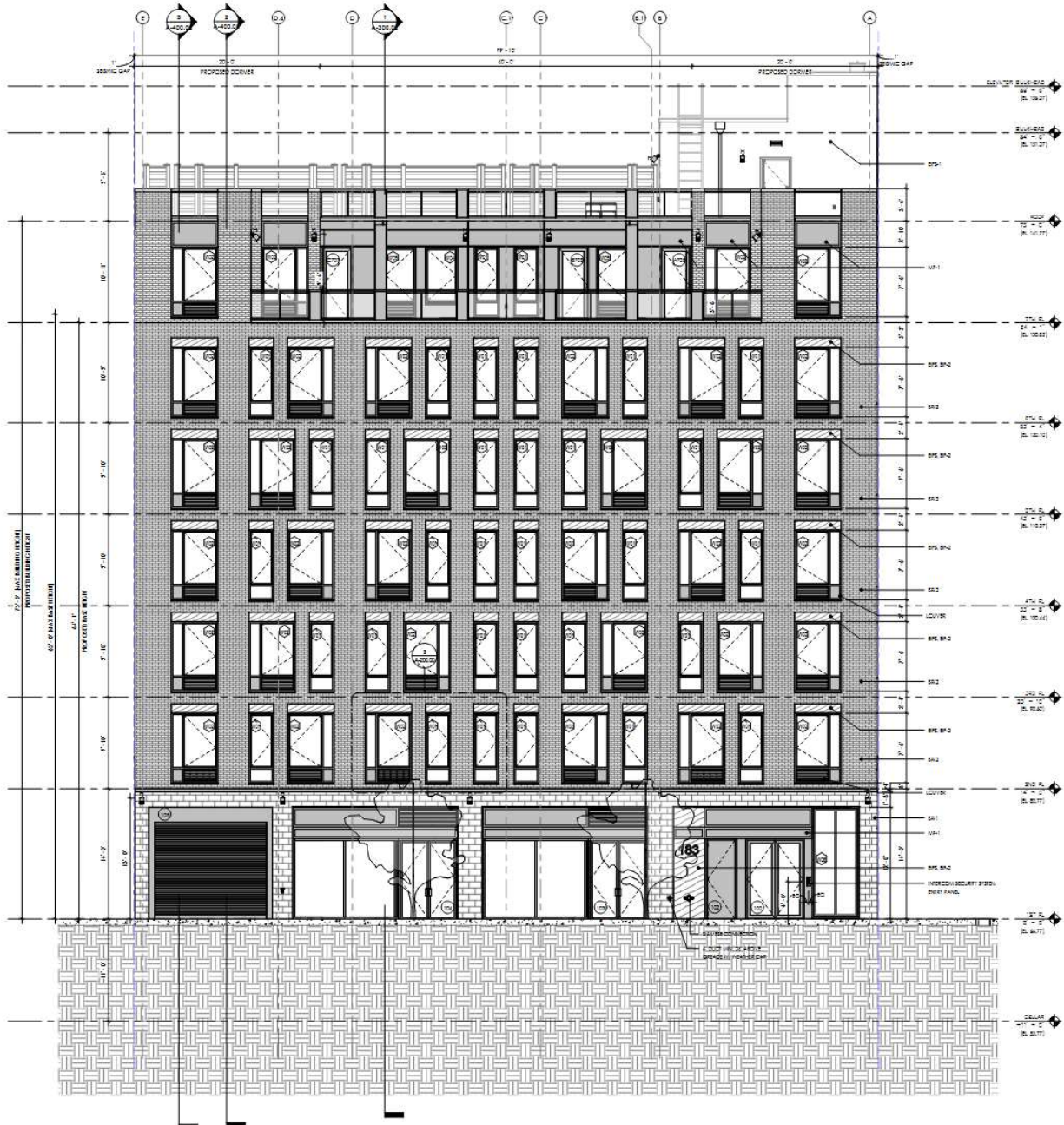
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SCHEMATIC



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SCHEMATIC

WALL TYPE KEY									
BELOW GRADE		ABOVE GRADE							
FOUNDATION		GLASS WALLS		MIT. FRAMED		SLAB EDGE		MECH. PENETRATIONS	
#7	#8	#9	#10	#11A	#12	#13	#14	#15	#16
#14	#15	#16	#17	#18	#19	#20	#21	#22	#23
	#24	#25	#26	#27	#28	#29	#30	#31	#32



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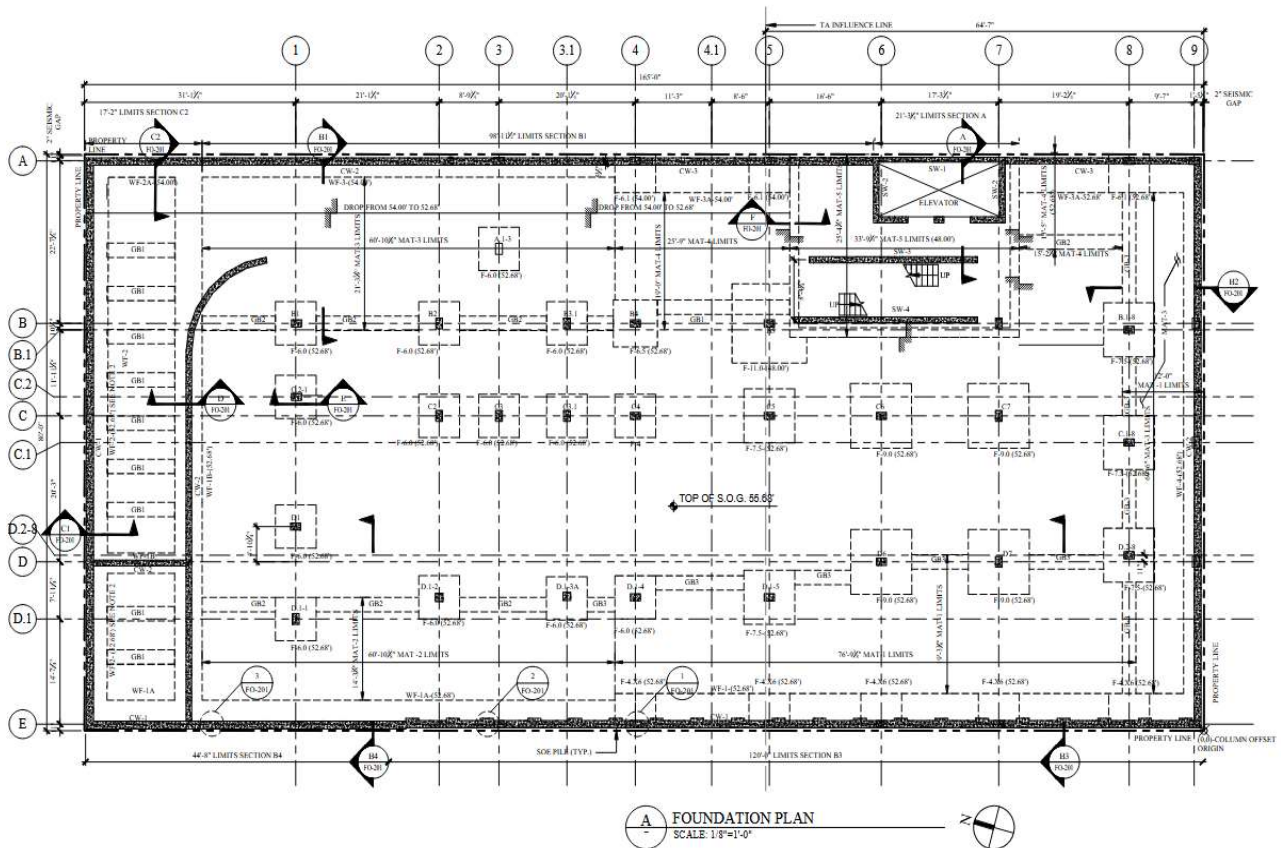
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Foundation Plan



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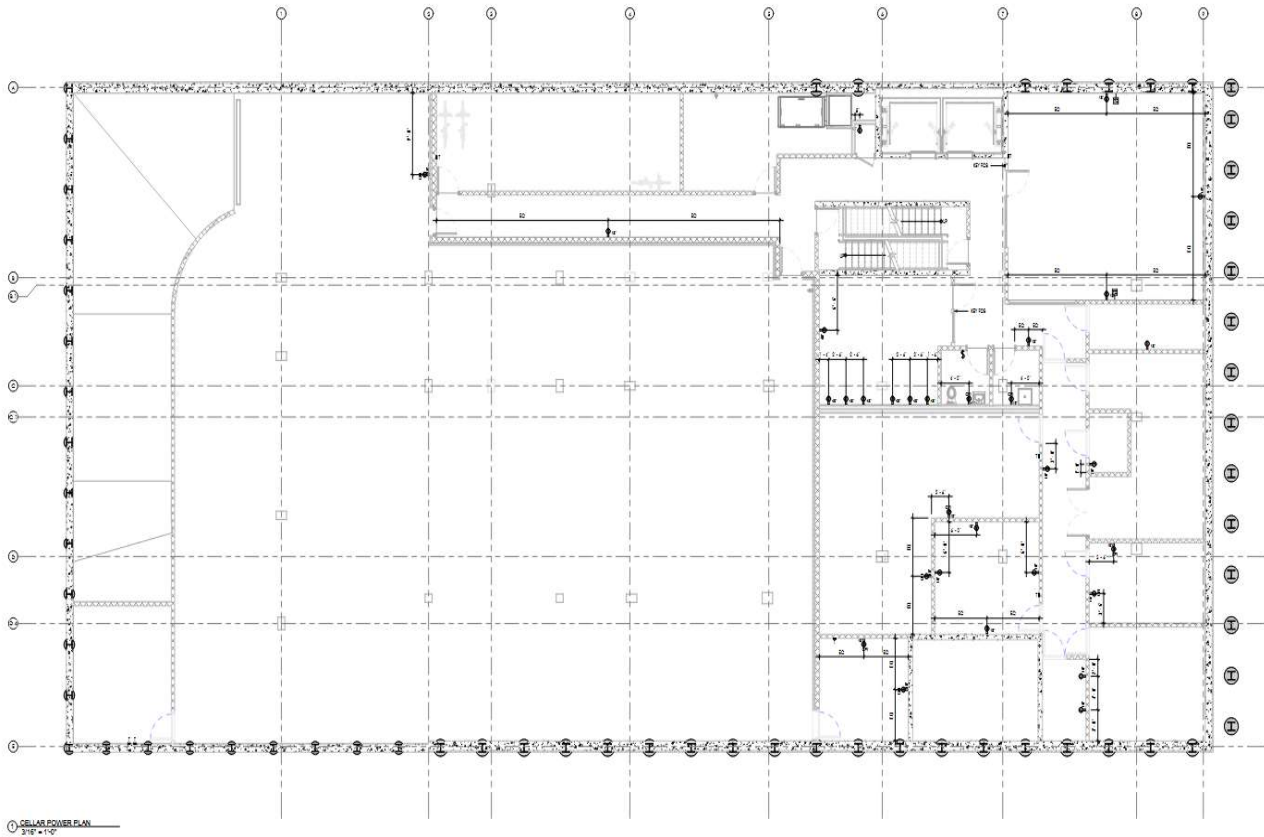
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Cellar Floor Plan



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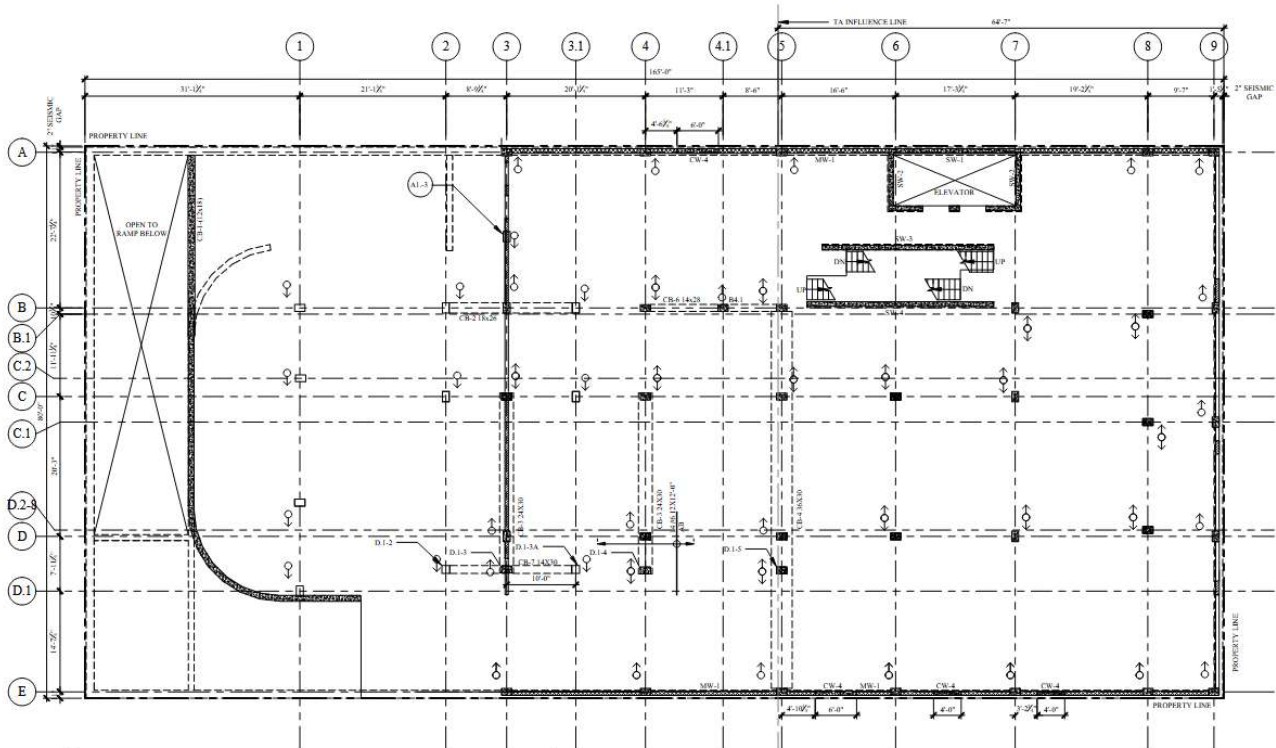
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1st Floor Plan



STORY	SLAB THICK. (IN.)	SLAB MAIN REINFORCEMENT SCHEDULE							
		BOTTOM MAIN				TOP MAIN			
		X-DIRECTION		Y-DIRECTION		X-DIRECTION		Y-DIRECTION	
		REBAR	SPACING	REBAR	SPACING	REBAR	SPACING	REBAR	SPACING
BULKHEAD	8	#5	8	#5	8	#5	8	#5	8
ROOF	11	#6	10	#6	10	#6	10	#6	8
7	9	#6	12	#6	12	#6	12	#6	12
6	9	#6	12	#6	12	#6	12	#6	12
5	9	#6	12	#6	12	#6	12	#6	12
4	9	#6	12	#6	12	#6	12	#6	12
3	9	#6	12	#6	12	#6	12	#6	12
2	11	#6	10	#6	10	#7	12	#7	12
1	11	#6	10	#6	12	#7	12	#7	12

*X-DIRECTION (LONGITUDINAL DIRECTION)
*Y-DIRECTION (TRANSVERSE DIRECTION)

A GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"

- NOTES:
- FOR TYPICAL CONCRETE DETAILS SEE S-300, S-301, S-302.
 - FOR SHEAR WALL SCHEDULES SEE S-300.
 - FOR COLUMN SCHEDULES SEE S-400.
 - FOR CONCRETE BEAM SCHEDULES SEE S-102.
 - FOR CONCRETE WALL SCHEDULES SEE S-102.
 - PROVIDE SHEAR BRACE REINFORCING IN SLAB PER DETAIL 2 AND SCHEDULE ON S-302.
 - ALL STAIRS TO BE CAST IN PLACE CONCRETE, SEE DETAIL 3 ON S-302.

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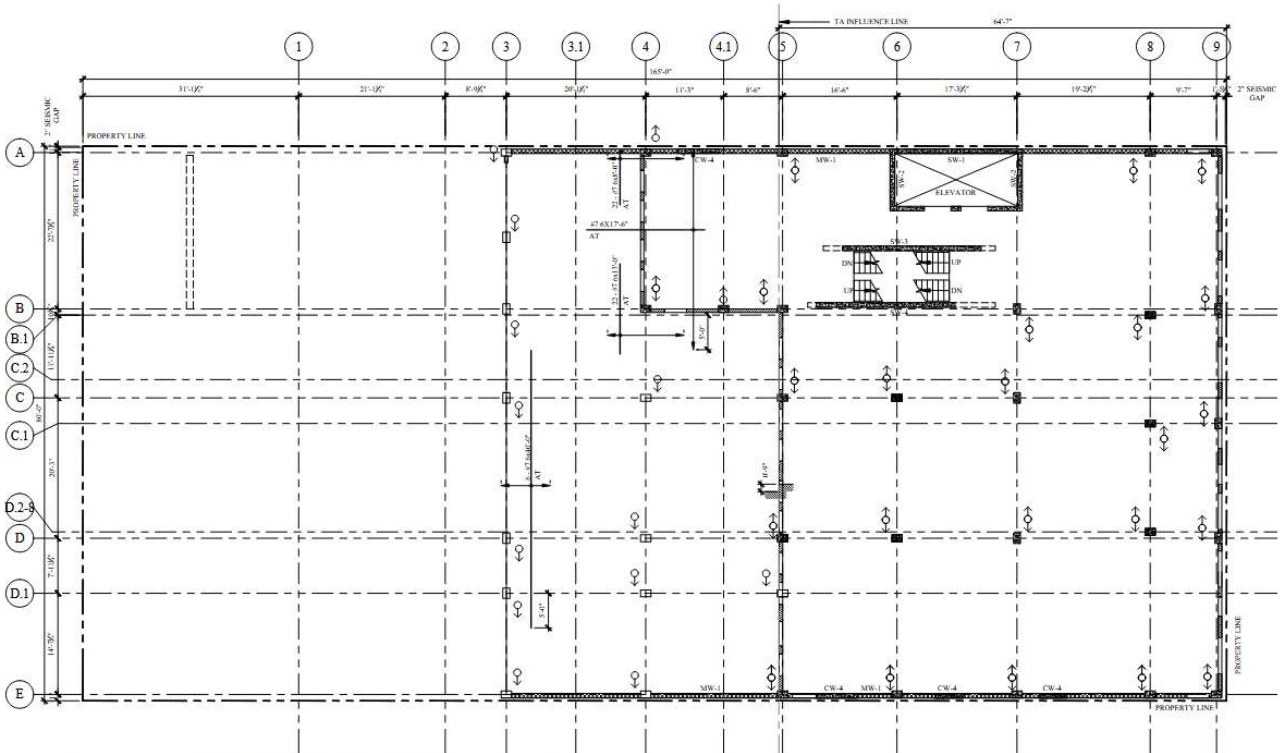
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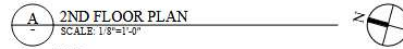
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2nd Floor Plan



STORY	SLAB THICK. (IN.)	BOTTOM MAIN				TOP MAIN			
		X-DIRECTION		Y-DIRECTION		X-DIRECTION		Y-DIRECTION	
		REBAR	SPACING	REBAR	SPACING	REBAR	SPACING	REBAR	SPACING
BULKHEAD	8	#5	8	#5	8	#5	8	#5	8
ROOF	11	#6	10	#6	10	#6	10	#6	8
7	9	#6	12	#6	12	#6	12	#6	12
6	9	#6	12	#6	12	#6	12	#6	12
5	9	#6	12	#6	12	#6	12	#6	12
4	9	#6	12	#6	12	#6	12	#6	12
3	9	#6	12	#6	12	#6	12	#6	12
2	11	#6	10	#6	10	#7	12	#7	12
1	11	#6	10	#6	12	#7	12	#7	12

*X-DIRECTION (LONGITUDINAL DIRECTION)
*Y-DIRECTION (TRANSVERSE DIRECTION)



- NOTES:**
- FOR TYPICAL CONCRETE DETAILS SEE S-300, S-301, S-302
 - FOR SHEAR WALL SCHEDULE SEE S-300
 - FOR COLUMN SCHEDULE SEE S-300
 - FOR CONCRETE BEAM SCHEDULE SEE S-302
 - FOR CONCRETE WALL SCHEDULE SEE S-302
 - PROVIDE SHEAR HEAD REINFORCING IN SLAB PER DETAIL 2 AND SCHEDULE ON S-302
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Floor Plan for: 3rd Floor - 4th Floor - 5th Floor



STORY	SLAB THICK. (IN.)	BOTTOM MAIN				TOP MAIN			
		X-DIRECTION		Y-DIRECTION		X-DIRECTION		Y-DIRECTION	
		REBAR	SPACING	REBAR	SPACING	REBAR	SPACING	REBAR	SPACING
BULKHEAD	8	#5	8	#5	8	#5	8	#5	8
ROOF	11	#6	10	#6	10	#6	10	#6	10
7	9	#6	12	#6	12	#6	12	#6	12
6	9	#6	12	#6	12	#6	12	#6	12
5	9	#6	12	#6	12	#6	12	#6	12
4	9	#6	12	#6	12	#6	12	#6	12
3	9	#6	12	#6	12	#6	12	#6	12
2	11	#6	10	#6	10	#7	12	#7	12
1	11	#6	10	#6	12	#7	12	#7	12

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3RD TO 5TH FLOOR PLAN
SCALE: 1/8"=1'-0"

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 - FOR COLUMN SCHEDULE SEE S-400
 - FOR CONCRETE BEAM SCHEDULE SEE S-302
 - FOR CONCRETE WALL SCHEDULE SEE S-302
 - PROVIDE SHEAR BEAD REINFORCING IN SLAB PER DETAIL 2 AND SCHEDULE ON S-302
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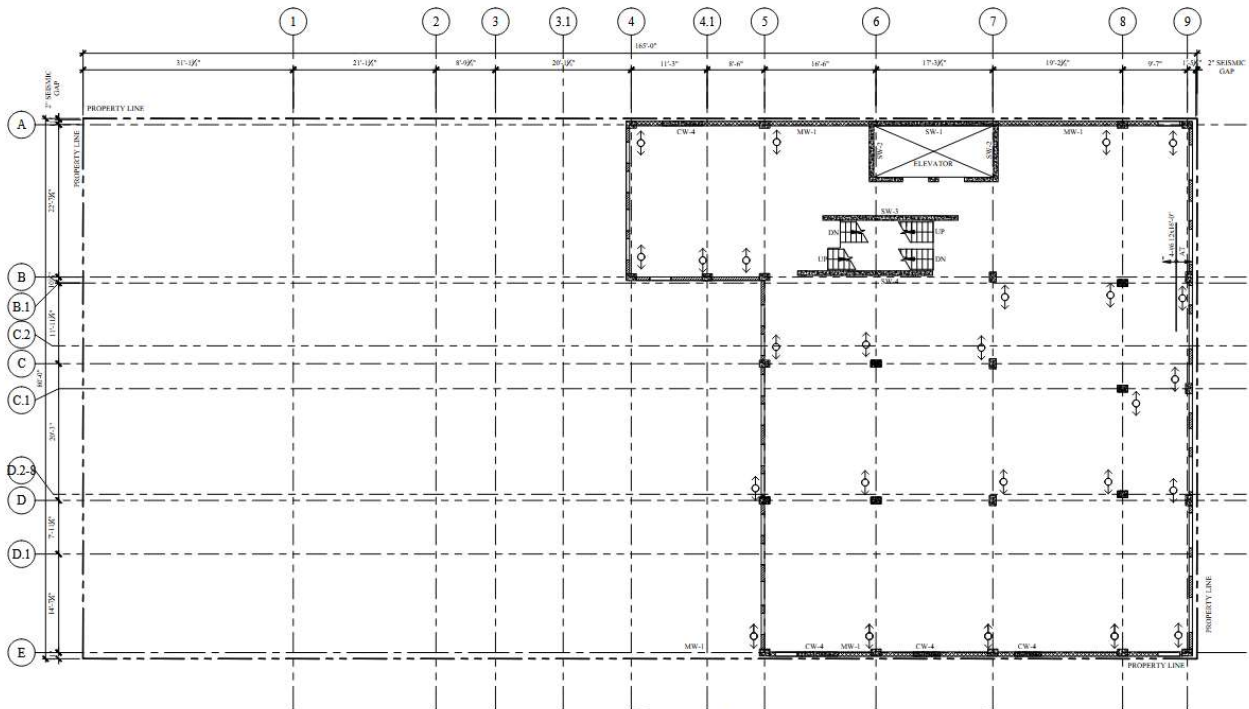
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6th Floor Plan



SLAB MAIN REINFORCEMENT SCHEDULE									
STORY	SLAB THICK (IN.)	BOTTOM MAIN				TOP MAIN			
		X-DIRECTION		Y-DIRECTION		X-DIRECTION		Y-DIRECTION	
		REBAR	SPACING	REBAR	SPACING	REBAR	SPACING	REBAR	SPACING
BULKHEAD	8	#5	8	#5	8	#5	8	#5	8
ROOF	11	#6	10	#6	10	#6	10	#6	8
6	9	#6	12	#6	12	#6	12	#6	12
5	9	#6	12	#6	12	#6	12	#6	12
4	9	#6	12	#6	12	#6	12	#6	12
3	9	#6	12	#6	12	#6	12	#6	12
2	11	#6	10	#6	10	#7	12	#7	12
1	11	#6	10	#6	12	#7	12	#7	12

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Y-DIRECTION (TRANSVERSE DIRECTION)

6TH FLOOR PLAN
SCALE: 1/8"=1'-0"

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- FOR COLUMN SCHEDULES SEE S-400
- FOR CONCRETE BEAM SCHEDULES SEE S-302
- FOR CONCRETE WALL SCHEDULES SEE S-302
- PROVIDE SHEAR HEAD REINFORCING IN SLAB PER DETAIL 2 AND SCHEDULE ON S-302
- ALL STABS TO BE CAST IN PLACE CONCRETE, SEE DETAIL 3 ON S-302

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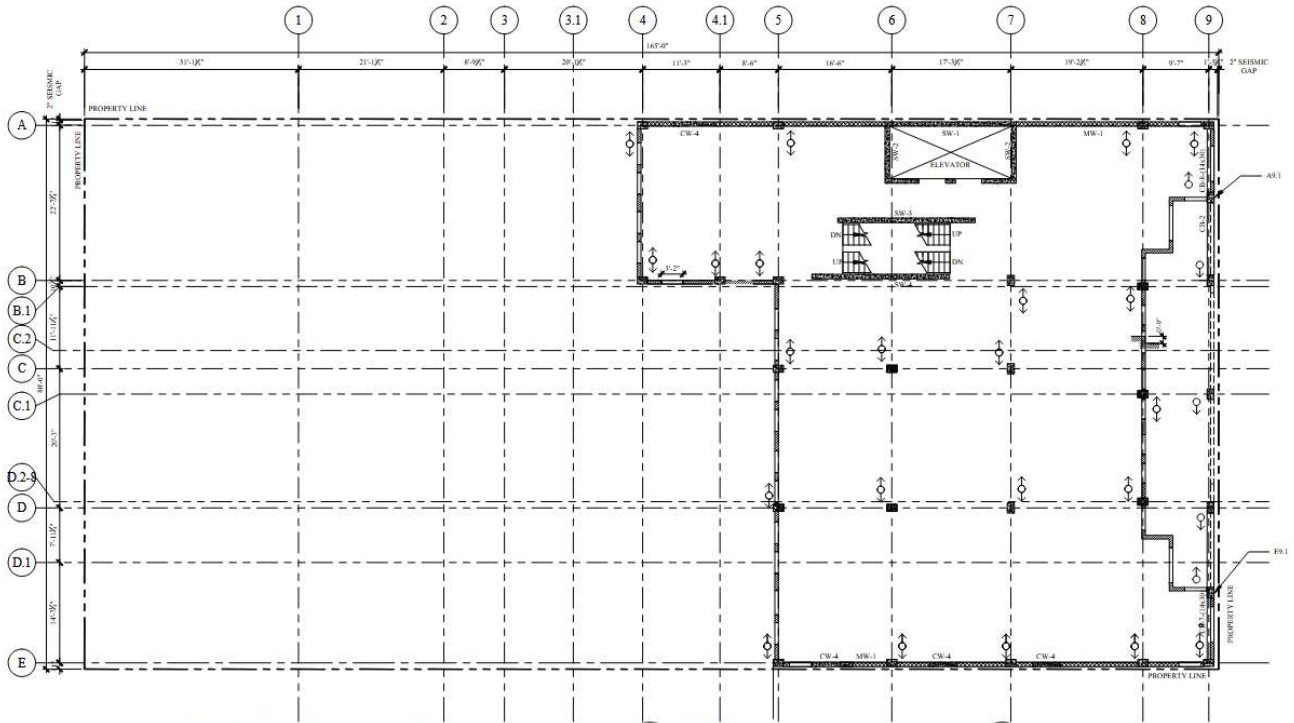
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7th Floor Plan



STORY	SLAB THICK. (IN.)	SLAB MAIN REINFORCEMENT SCHEDULE							
		BOTTOM MAIN				TOP MAIN			
		S. DIRECTION		N. DIRECTION		S. DIRECTION		N. DIRECTION	
		REBAR	SPACING	REBAR	SPACING	REBAR	SPACING	REBAR	SPACING
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ROOF	11	#6	10	#6	10	#6	10	#6	8
7	9	#6	12	#6	12	#6	12	#6	12
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5	9	#6	12	#6	12	#6	12	#6	12
4	9	#6	12	#6	12	#6	12	#6	12
3	9	#6	12	#6	12	#6	12	#6	12
2	11	#6	10	#6	10	#7	12	#7	12
1	11	#6	10	#6	12	#7	12	#7	12

7TH FLOOR PLAN
SCALE: 1/8"=1'-0"

- NOTES:**
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 - FOR COLUMN SCHEDULES SEE S-600
 - FOR CONCRETE BEAM SCHEDULES SEE S-302
 - FOR CONCRETE WALL SCHEDULES SEE S-302
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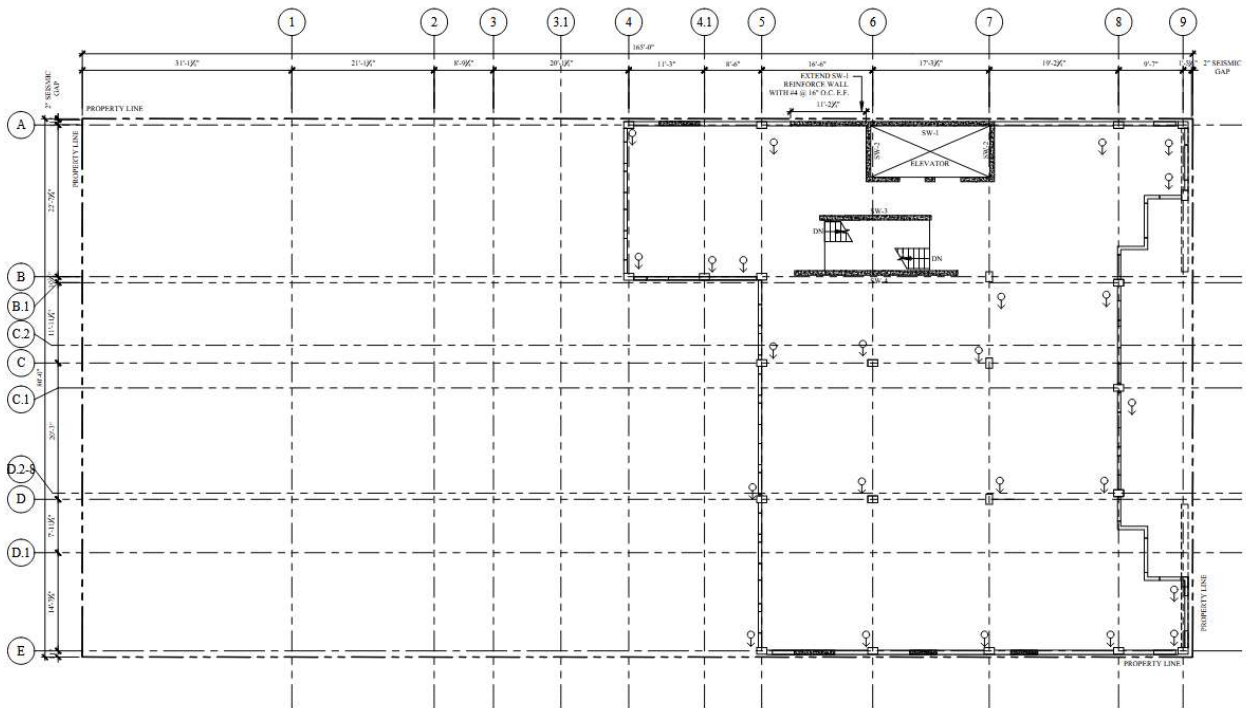
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Roof Plan



STORY	SLAB THICK. (IN.)	SLAB MAIN REINFORCEMENT SCHEDULE							
		BOTTOM MAIN				TOP MAIN			
		X-DIRECTION		Y-DIRECTION		X-DIRECTION		Y-DIRECTION	
REBAR	SPACING	REBAR	SPACING	REBAR	SPACING	REBAR	SPACING		
BULKHEAD	8	#5	8	#5	8	#5	8	#5	8
ROOF	11	#6	18	#6	18	#6	18	#6	18
7	9	#6	12	#6	12	#6	12	#6	12
6	9	#6	12	#6	12	#6	12	#6	12
5	9	#6	12	#6	12	#6	12	#6	12
4	9	#6	12	#6	12	#6	12	#6	12
3	9	#6	12	#6	12	#6	12	#6	12
2	11	#6	18	#6	18	#7	12	#7	12
1	11	#6	18	#6	12	#7	12	#7	12

*X-DIRECTION (LONGITUDINAL DIRECTION)
*Y-DIRECTION (TRANSVERSE DIRECTION)

ROOF PLAN
SCALE: 1/8"=1'-0"

- NOTES:
- FOR TYPICAL CONCRETE DETAILS SEE S-300, S-301, S-302.
 - FOR SUBAR WALL SCHEDULES SEE S-300.
 - FOR COLUMN SCHEDULES SEE S-400.
 - FOR CONCRETE BRAM SCHEDULES SEE S-302.
 - FOR CONCRETE WALL SCHEDULES SEE S-302.
 - PROVIDE SHEAR BRAD REINFORCING IN SLAB PER DETAIL 2 AND SCHEDULE ON S-302.
 - ALL STAIRS TO BE CAST IN PLACE CONCRETE, SEE DETAIL 3 ON S-302.

SALES - LEASING - APPRAISALS



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917-806-7040



EXPERIENCE - KNOWLEDGE - DEDICATION

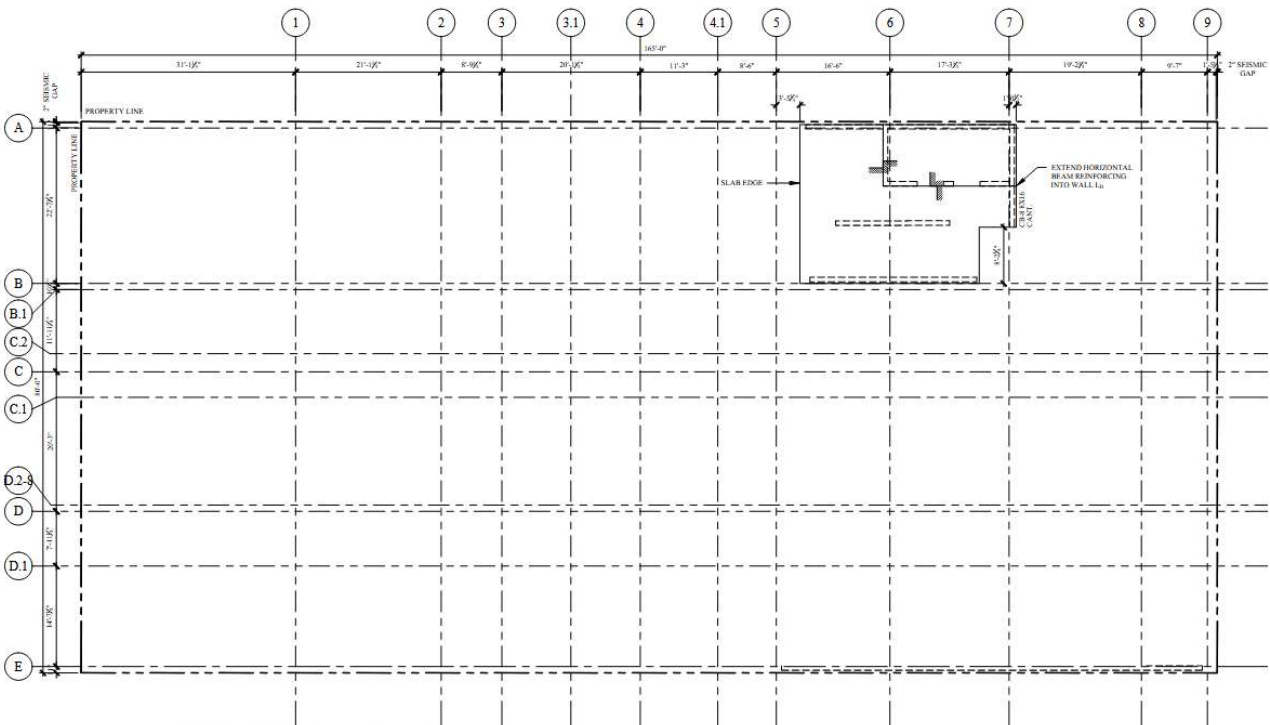
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Roof Plan



STORY	SLAB THICK. (IN.)	BOTTOM MAIN				TOP MAIN			
		X-DIRECTION		Y-DIRECTION		X-DIRECTION		Y-DIRECTION	
		REBAR	SPACING	REBAR	SPACING	REBAR	SPACING	REBAR	SPACING
BULKHEAD	8	#5	8	#5	8	#5	8	#5	8
ROOF	11	#6	10	#6	10	#6	10	#6	10
7	9	#6	12	#6	12	#6	12	#6	12
6	9	#6	12	#6	12	#6	12	#6	12
5	9	#6	12	#6	12	#6	12	#6	12
4	8	#6	12	#6	12	#6	12	#6	12
3	9	#6	12	#6	12	#6	12	#6	12
2	11	#6	10	#6	10	#7	12	#7	12
1	11	#6	10	#6	12	#7	12	#7	12

*X-DIRECTION (LONGITUDINAL DIRECTION)
*Y-DIRECTION (TRANSVERSE DIRECTION)

A ROOF PLAN
SCALE: 1/8"=1'-0"



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SCHEDULE A

The subject tract of land with respect to which the foregoing parties are the parties in interest as aforesaid, is known as Tax Lot Number 64 in Block 9950 on the Tax Map of the City of New York, Queens County and more particularly described as follows:

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the Northerly side of Hillside Avenue, distant 185 feet Westerly from the corner formed by the intersection of the Northerly side of Hillside Avenue with the Westerly side of Dalny Road (184 Street);

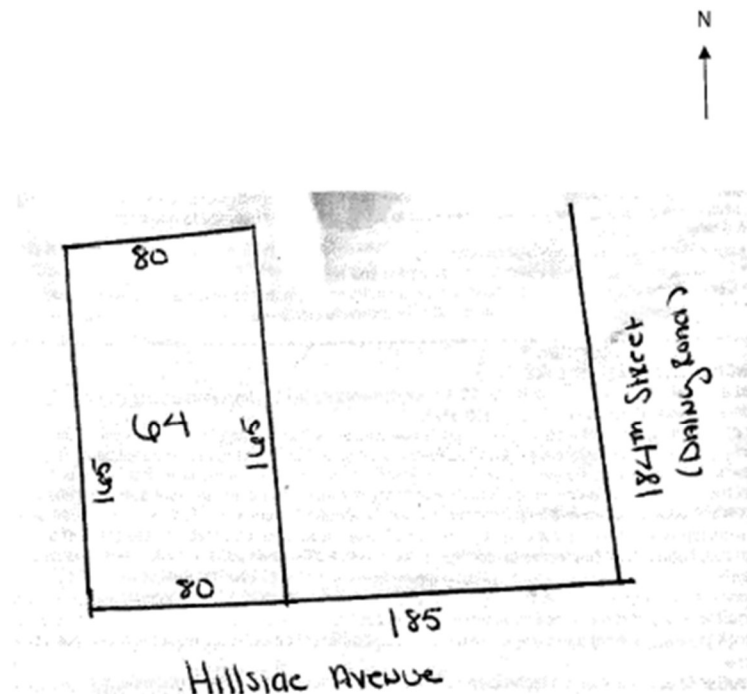
RUNNING THENCE Northerly at right angles to the Northerly side of Hillside Avenue, distance of 165 feet;

THENCE Westerly parallel with the Northerly side of Hillside Avenue, 80 feet;

THENCE Southerly again at right angles to the Northerly side of Hillside Avenue, 165 feet to the Northerly side of Hillside Avenue;

THENCE Easterly along the Northerly side of Hillside Avenue, 80 feet to the point or place of BEGINNING.

That the said premises are known as and by the street address 183-03 Hillside Avenue, Jamaica, New York, 11432, as shown on the following DIAGRAM:



SALES - LEASING - APPRAISALS



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SCHOOLS IN ZIP CODE 11432

Queens Gateway to Health Sciences Secondary School

160-20 Goethals Ave
Jamaica, NY 11432
Grade Level: Other/Combined or Ungraded
District: New York City Geographic District #28 School District

Young Women's Leadership School of Queens

150-91 87th Rd
Jamaica, NY 11432
Grade Level: Other/Combined or Ungraded
District: New York City Geographic District #28 School District

Queens Collegiate - a College Board School

167-01 Gothic Dr
Jamaica, NY 11432
Grade Level: Other/Combined or Ungraded
District: New York City Geographic District #28 School District

Ms 358

88-06 164th St
Jamaica, NY 11432
Grade Level: Middle/Elementary
District: New York City Geographic District #28 School District

Ps 86

87-41 Parsons Blvd
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: New York City Geographic District #28 School District

Ps 182 Samantha Smith

153-27 88th Ave
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: New York City Geographic District #28 School District

Ps 131 Abigail Adams

170-45 84th Ave
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: New York City Geographic District #29 School District

Queens School for Leadership (the)

88-06 164th St
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: New York City Geographic District #28 School District

Ps 95 Eastwood

179-01 90th Ave
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: New York City Geographic District #29 School District

Hillside Arts and Letters Academy

167-01 Gothic Dr
Jamaica, NY 11432
Grade Level: High/Secondary
District: New York City Geographic District #28 School District

Hillcrest High School

160-05 Highland Ave
Jamaica, NY 11432
Grade Level: High/Secondary
District: New York City Geographic District #28 School District

Thomas a Edison Career and Technical High School

165-65 84th Ave
Jamaica, NY 11432
Grade Level: High/Secondary
District: New York City Geographic District #28 School District

Jamaica Gateway to the Sciences

167-01 Gothic Dr
Jamaica, NY 11432
Grade Level: High/Secondary
District: New York City Geographic District #28 School District

Queens Satellite High School for Opportunity

162-02 Hillside Ave
Jamaica, NY 11432
Grade Level: High/Secondary
District: New York City Geographic District #28 School District

High School for Community Leadership

167-01 Gothic Dr
Jamaica, NY 11432
Grade Level: High/Secondary
District: New York City Geographic District #28 School District

The Mary Louis Academy

17621 Wexford Ter
Jamaica, NY 11432
Grade Level: High/Secondary
District: Private

Immaculate Conception School

17914 Dalny Rd
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: Private

St Nicholas of Tolentine School

8022 Parsons Blvd
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: Private

Ideal Montessori School

8741 165th St Ste 1
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: Private

Queens Centers for Progress (ucp of Queens)

8225 164th St
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: Private

Rising Stars Islamic School

166-26 89th Ave.
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: Private

United Nations Intl School

17353 Croydon Rd
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: Private

Summit School

18730 Grand Central Pkwy
Jamaica, NY 11432
Grade Level: Other/Combined or Ungraded
District: Private

Bright Beginnings

8625 162nd St Ste 1
Jamaica, NY 11432
Grade Level: Primary/Elementary
District: Private

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