

SALES - LEASING - APPRAISALS

Top 1% in USA. Over 2,600 Transactions Closed



VICTOR WEINBERGER
NICK PSOMOPOULOS



917-806-7040

CELL 917-882-3230

718-429-4400

OFFICE 718-429-4400

35 years experience



1st floor front. Used as a Day Care center. Note the 12 ft ceiling



2nd floor livingroom dining room view

92-08 95th Ave, Ozone Park NY, 11416
(4 blocks to Liberty Ave Subway @ Crossbay Blvd)

Totally renovated mixed-use building with central air, situated only 1 block west off Woodhaven Blvd. Only 4 blocks to Liberty Ave subway at Cross Bay Blvd.

1st floor is 1,500 SF with 12 ft ceilings. It is used as a licensed Daycare with use of backyard.

2nd floor features 1,500 SF renovated apartment with 11 foot ceilings. Building will be vacant on Title. Full 1,400 Sf basement. Building shows very well. Potential income is \$6,500 per month

CLICK FOR VIDEO <https://youtu.be/jGvFEp9pdc8> (Highlight and Open)

Price: \$1,149,000





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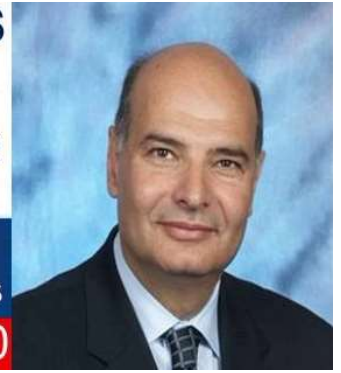


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OVERVIEW

Address		Building	
Primary address	92-08 95th Ave	Building class	Primarily One Family with One Store or Office (S1) i
Zip code	11416	Square feet	3,000
Neighborhood	Ozone Park	Building dimensions	25 ft x 60 ft
Borough	Queens	Buildings on lot	1
Block & lot	09032-0004	Stories	2
		Roof height	30 ft
		Year built	1920
		Structure type	1-3 fam res
		Construction type	Wood
Property Taxes		Grade	C
		Tax class	1
		Property tax	\$6,195
		Property tax tentative	\$6,566
Lot		Use	
		Residential units (DOF)	1
		Residential sqft	1,500
		Average residential unit size	1,500
Zoning		Commercial units	1
		Retail sqft	1,500
		Certificate(s) of occupancy	Click here i
		Floor Area Ratio (FAR)	
Lot sqft	2,500	Residential FAR	1.25
Lot dimensions	25 ft x 100 ft	Facility FAR	2
Ground elevation	35 ft	FAR as built	1.20 i
Corner lot	No	Maximum usable floor area	3,125
Zoning districts		Usable floor area as built	3,000
		Zoning map	
R5, C1-3 i		Unused FAR	125
18a			



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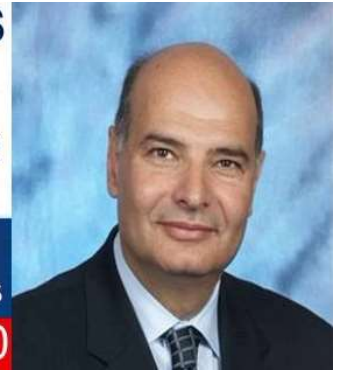


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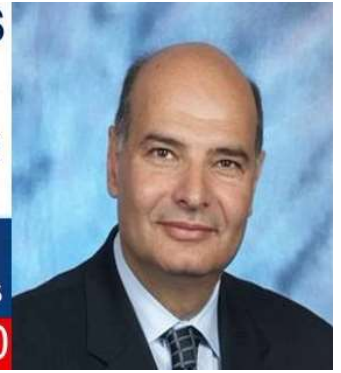
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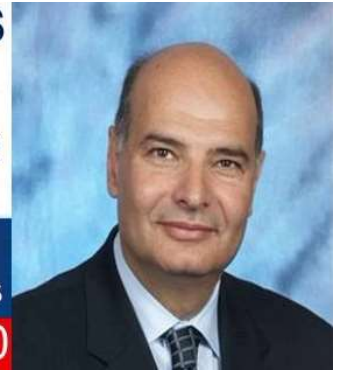


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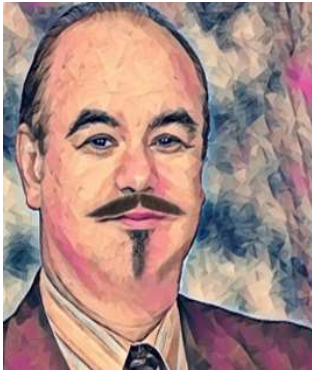
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Original ceiling remodeled and preserved



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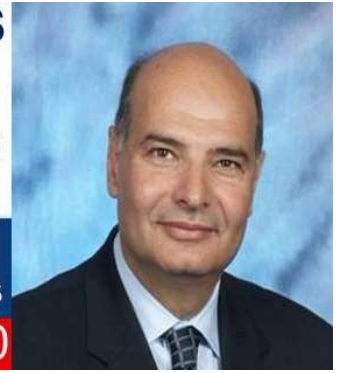
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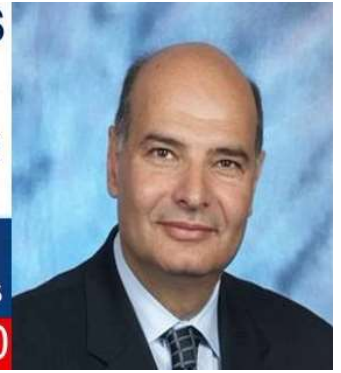


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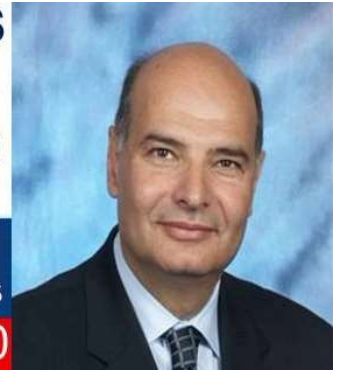
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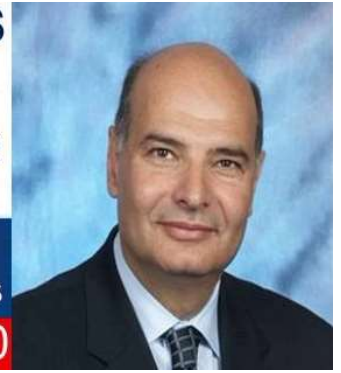
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2nd floor livingroom
dining room view



2nd floor
Livingroom



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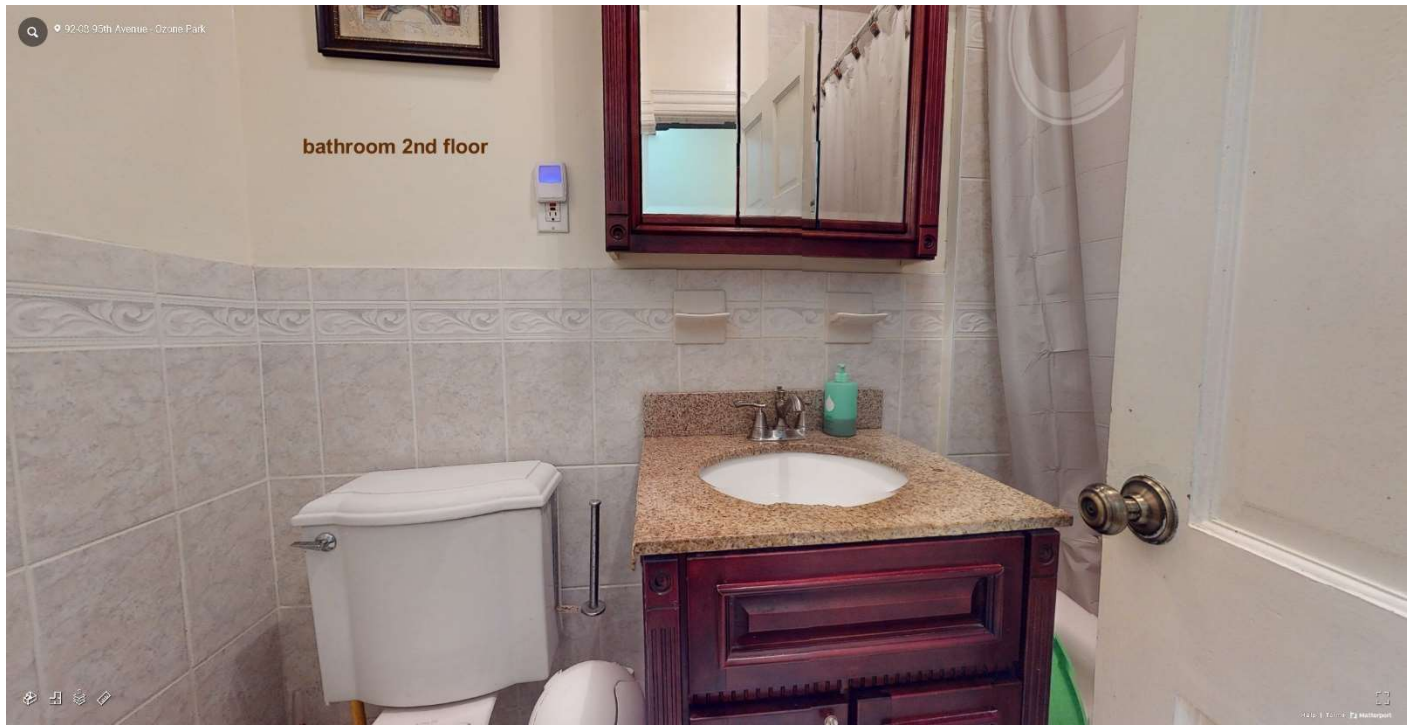
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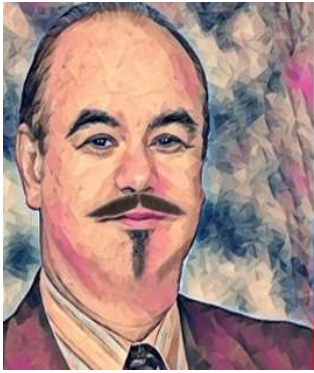


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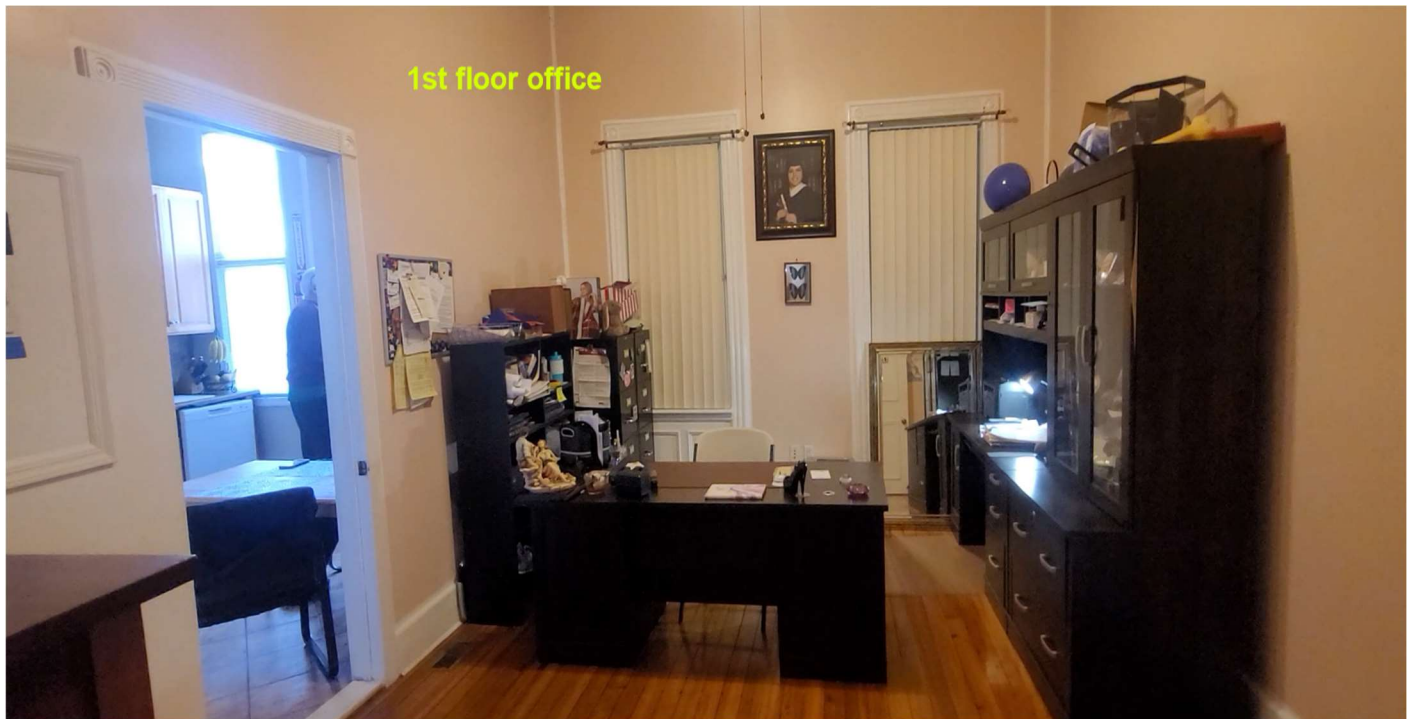
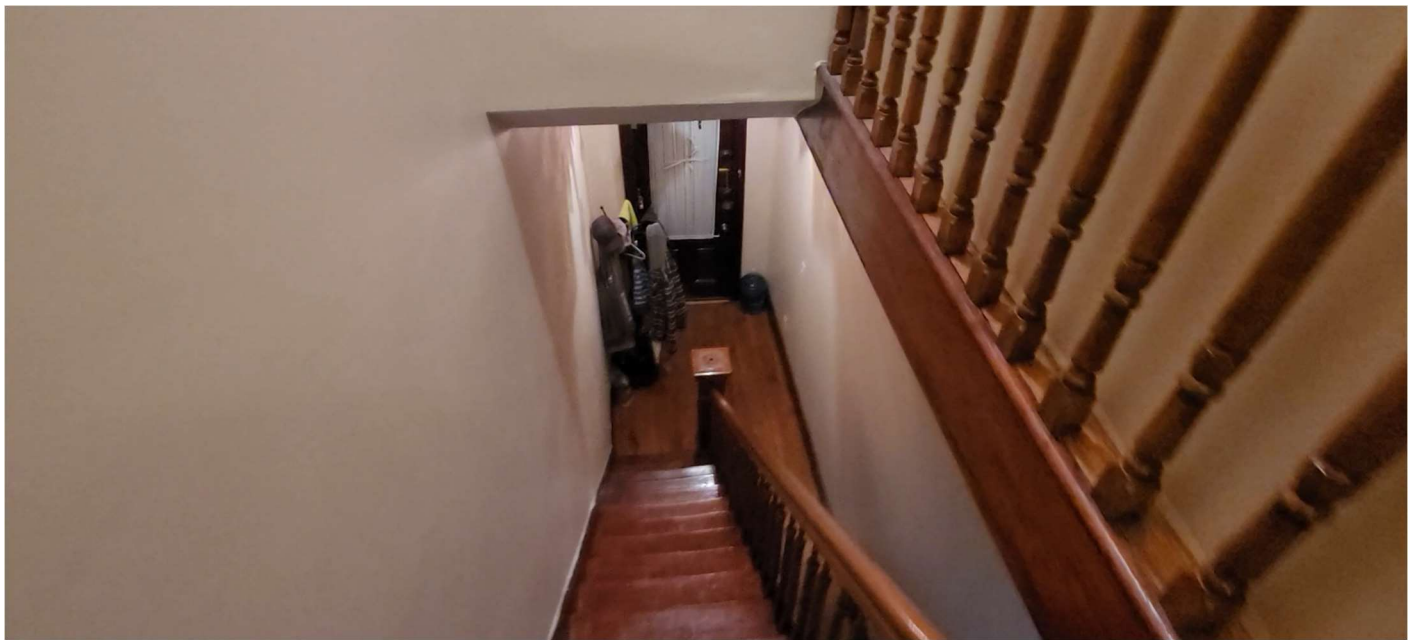
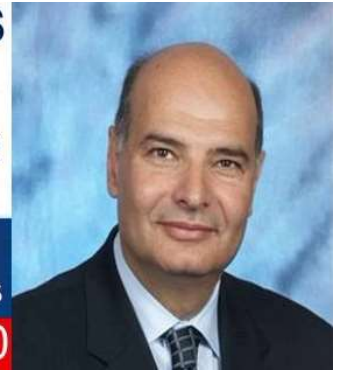
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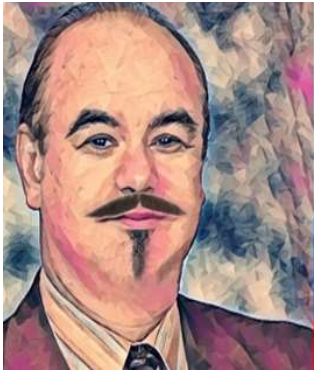


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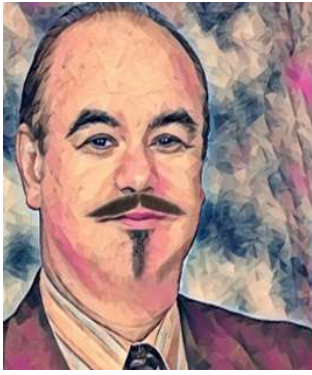


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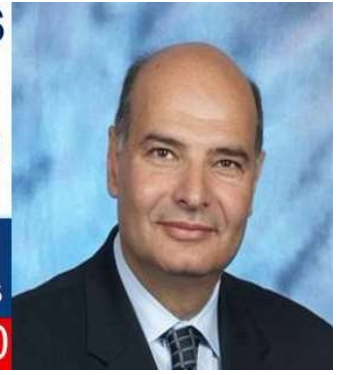
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