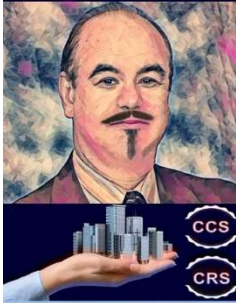


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Victor D. Weinberger

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Over 1,200 Transactions Closed * Top 1% in USA
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Mixed-Used 2 Family with store

1st FL/Bsmt: Grocery 1,100 sf
2nd FL: 4BR/2 Bath apt: 1,000 sf
3rd FL: 3 BR/2 Bath Apt: 1,000 sf

***Busy Location with high traffic count**

***10 Minutes to Manhattan**

***Near LaGuardia Airport**

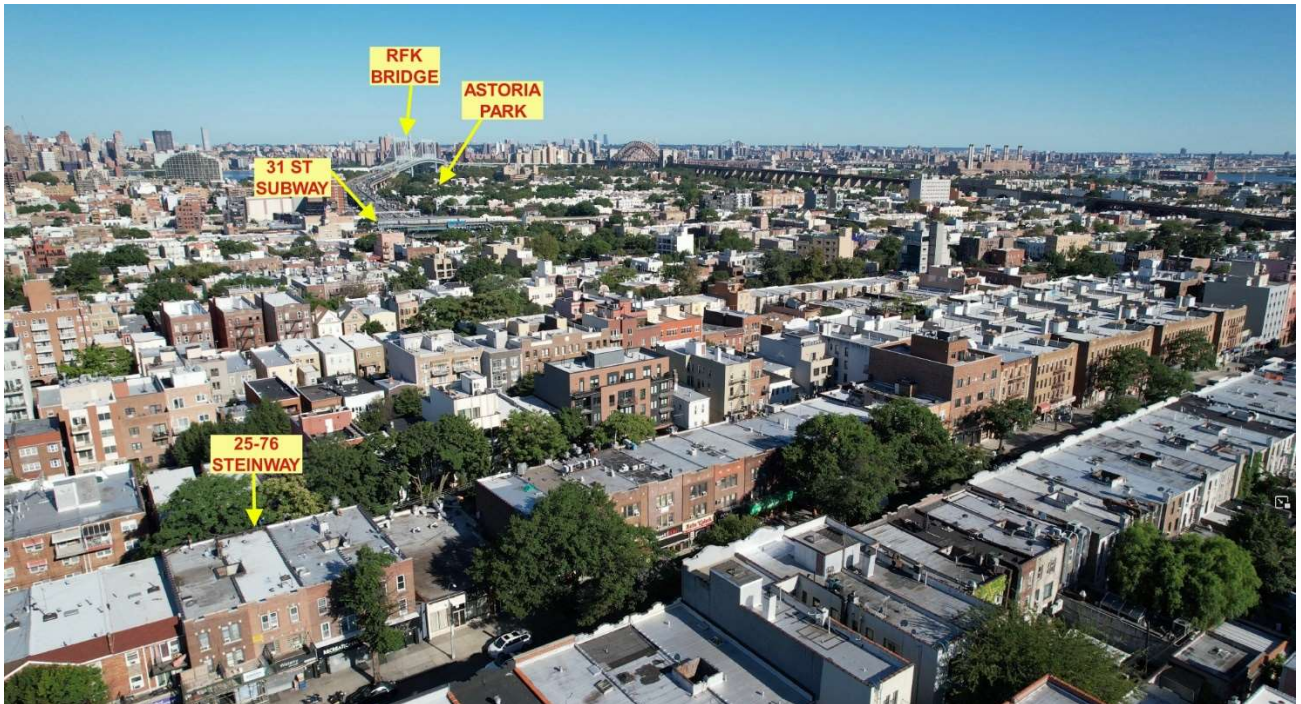
***Near 4 Major Highways**

***Near Subway**

***Surrounded by major tenants**

***Walk to Astoria Park**

Gross Income: \$163,000 annual



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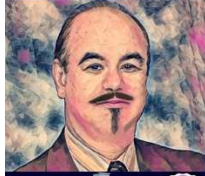
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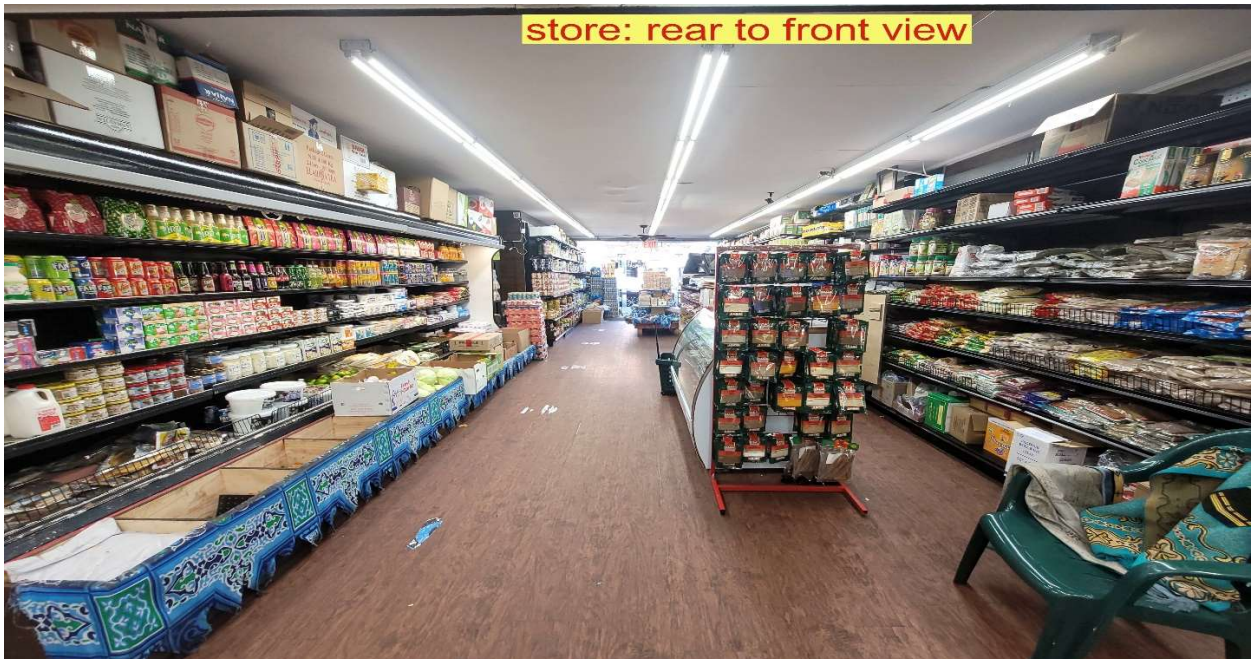
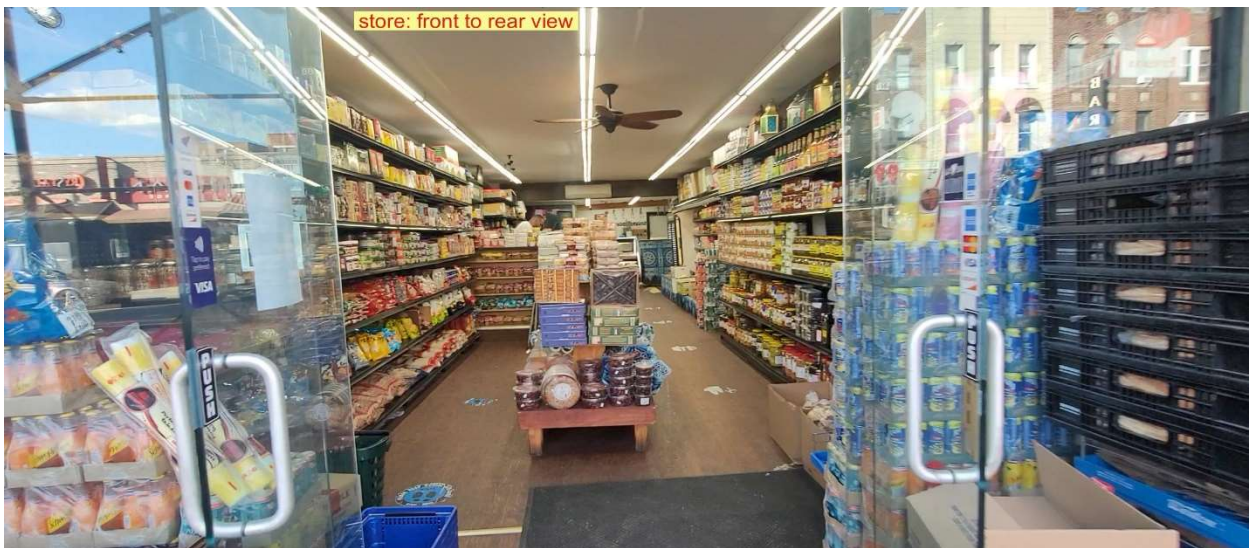


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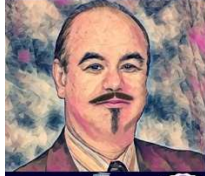
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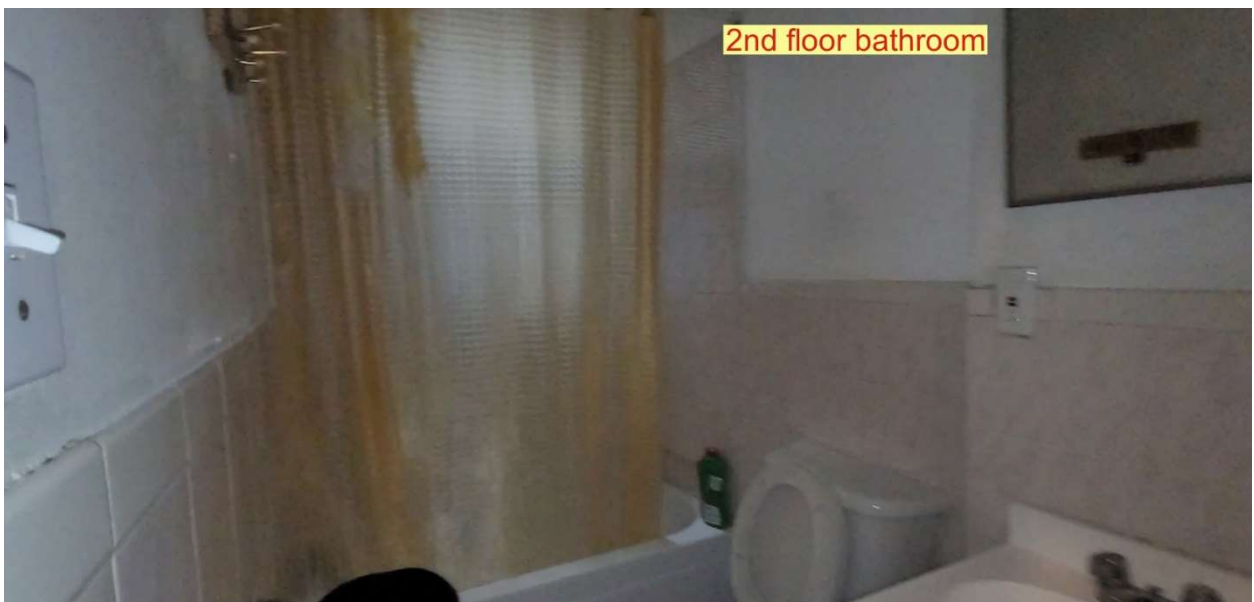
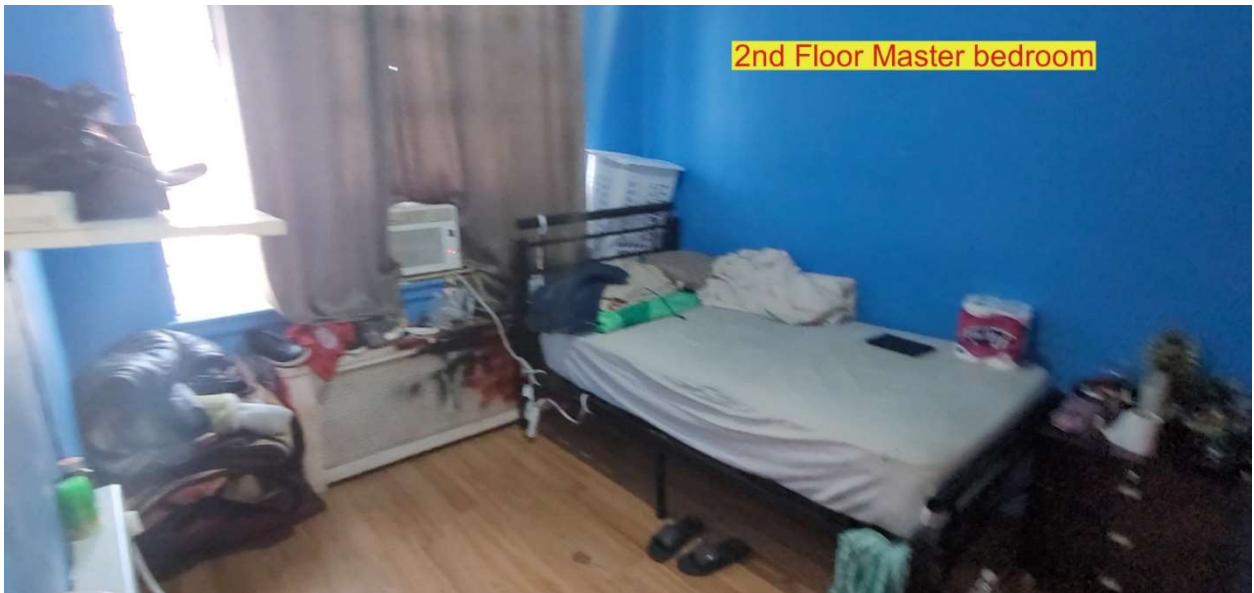
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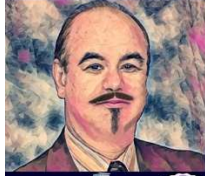
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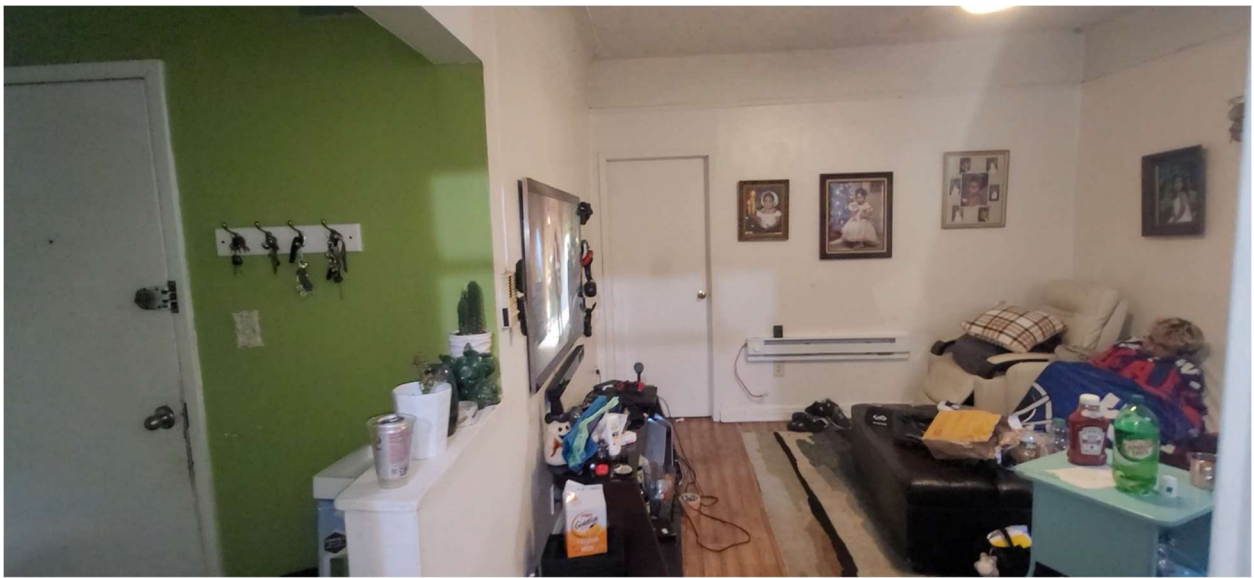
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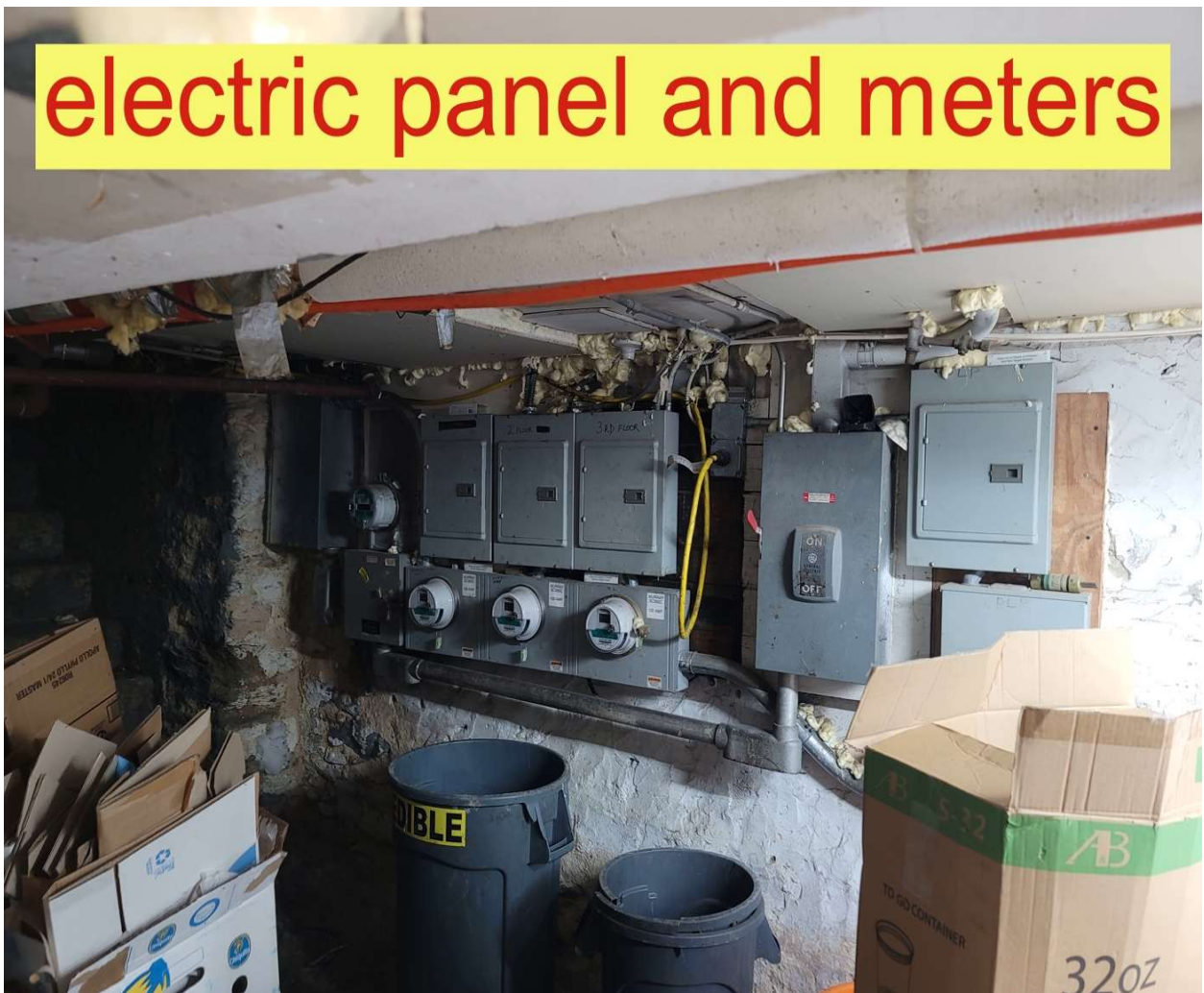


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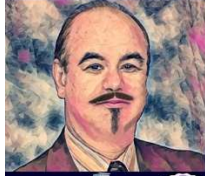


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electric panel and meters



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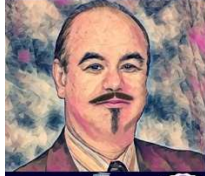
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**boiler
room**

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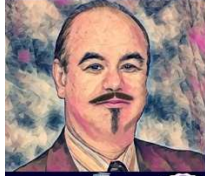
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bathroom in basement

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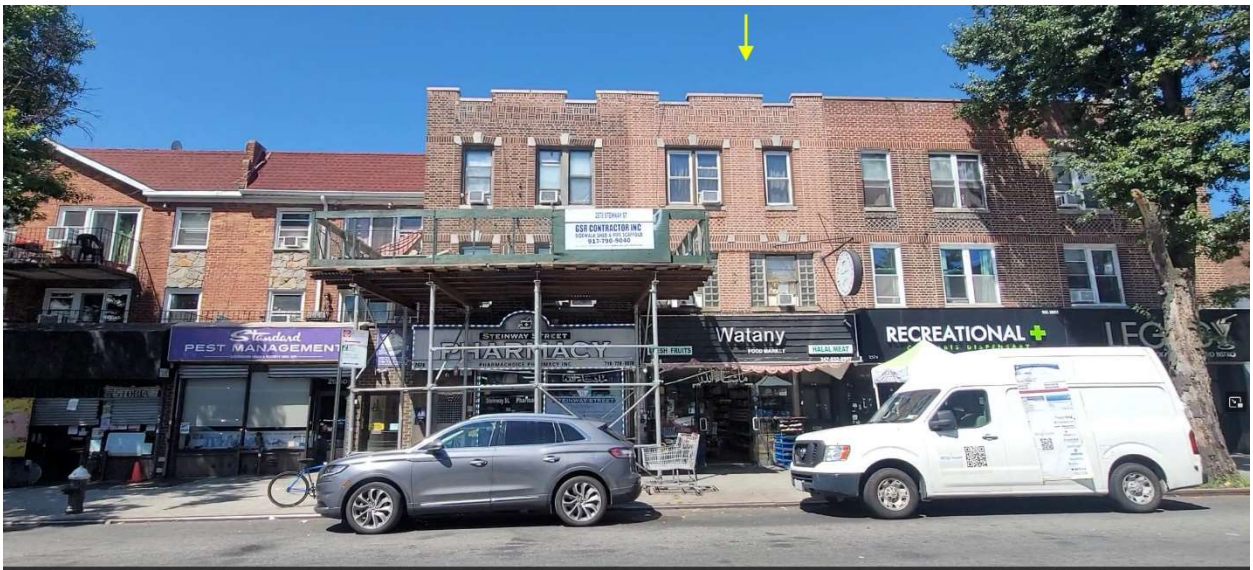


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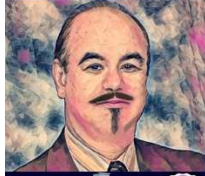
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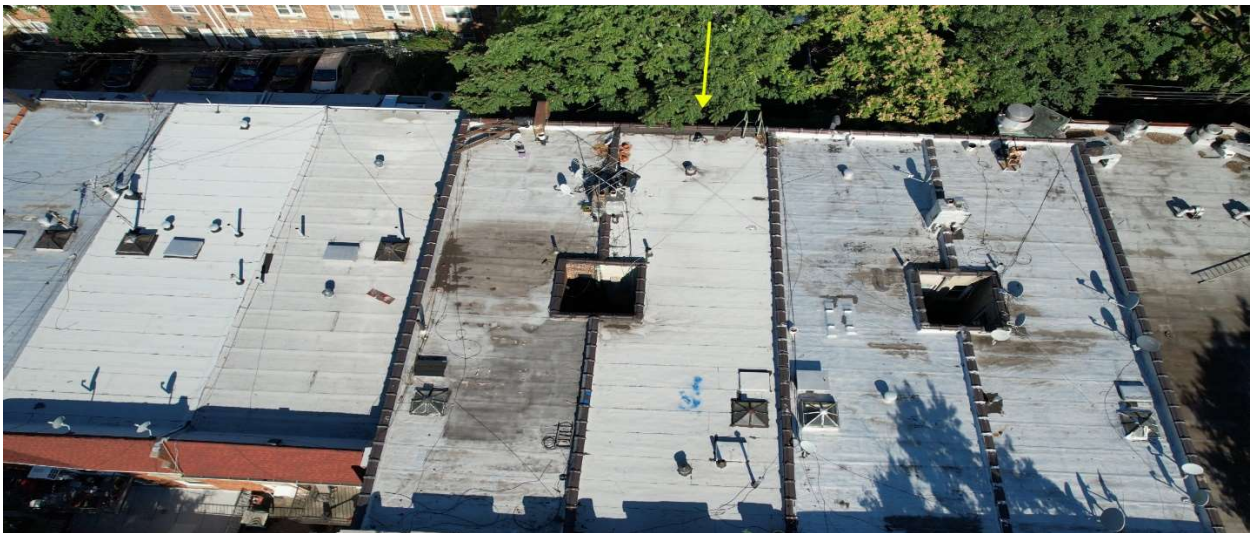
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Certificate of Occupancy

CO Number: 420916183F

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 Address: 25-76 STEINWAY STREET Building Identification Number (BIN): 4010295	Block Number: 00654 Lot Number(s): 95 Building Type: Altered	Certificate Type: Final Effective Date: 09/11/2015
<p>This building is subject to this Building Code: Prior to 1968 Code <i>For zoning lot metes & bounds, please see BISWeb.</i></p>		
B. Construction classification: 3 (Prior to 1968 Code designation) Building Occupancy Group classification: R-3 (2008 Code) Multiple Dwelling Law Classification: None		
No. of stories: 3 Height in feet: 35 No. of dwelling units: 2		
C. Fire Protection Equipment: None associated with this filing.		
D. Type and number of open spaces: None associated with this filing.		
E. This Certificate is issued with the following legal limitations: None		



Certificate of Occupancy

CO Number: 420916183F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	M	0	6F	BOILER ROOM, STORAGE ACCESSORY TO STORE ABOVE
001	001	100	M	0	6A	STORE
002	002	40	R-3	1	2A	DWELLING
003	003	40	R-3	1	2A	DWELLING
END OF SECTION						