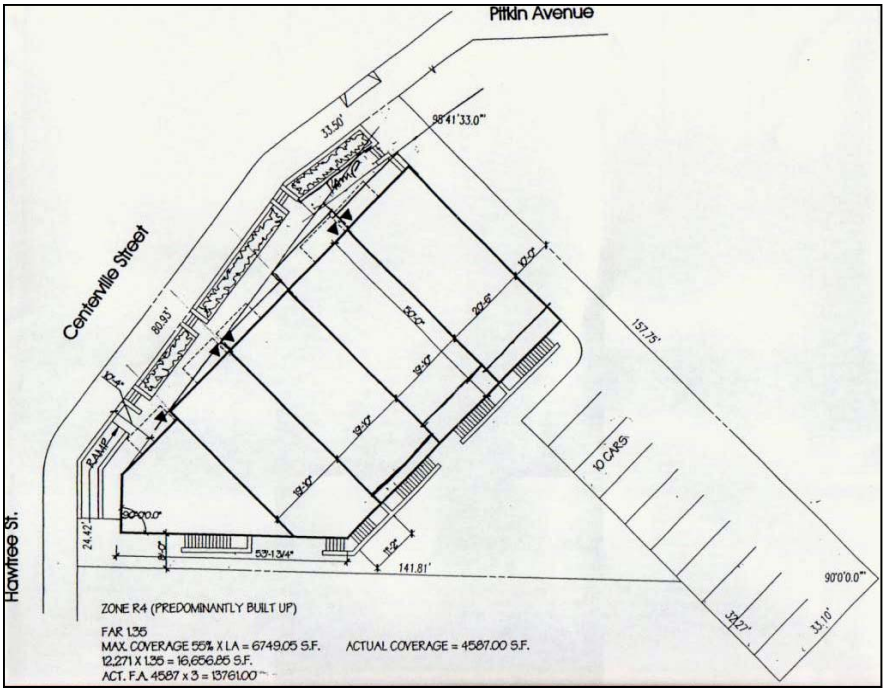
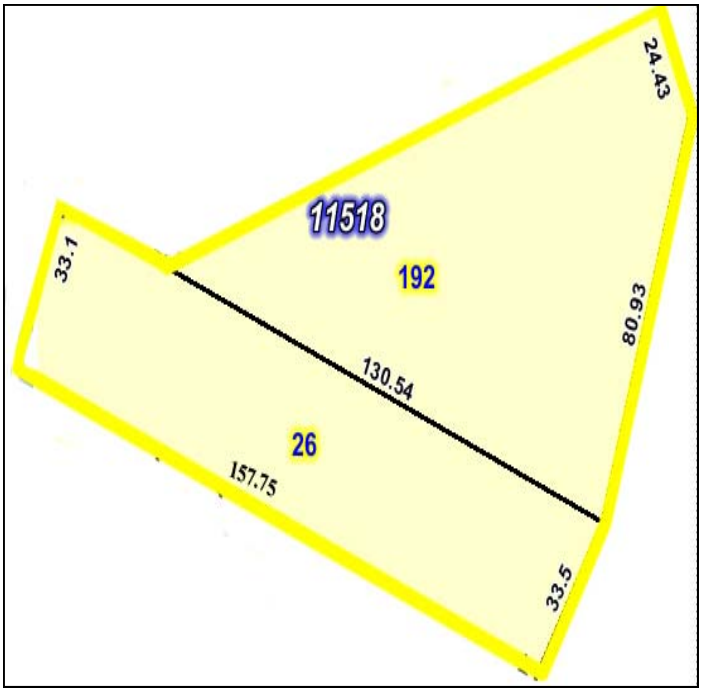
RETAIL / DEVELOPMENT SITE FOR SALE
135-36 Centreville Street, Ozone Park NY 11417





PROPERTY INFORMATION:

Block / Lot:	11518 / 192 & 26
Lot Dimensions (approx.):	Irregular
Lot Area (approx.):	12,331 SF
Zoning:	R4
Max F.A.R.:	.90
Buildable SF (approx.):	11,097 SF
Real Estate Taxes:	$14,187(est.)

DESCRIPTION:

The subject property consists of a 3,600 SF 1-story concrete block commercial building with approximately 8,000 SF of parking located on the corner of Centreville Street and Pitkin Avenue in Ozone Park. My client has architect plans for (5) 3-family homes with the required parking. The plans have not been filed with the DOB yet.

Offering Price:
$1,100,000

For additional details please contact:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages, and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.**