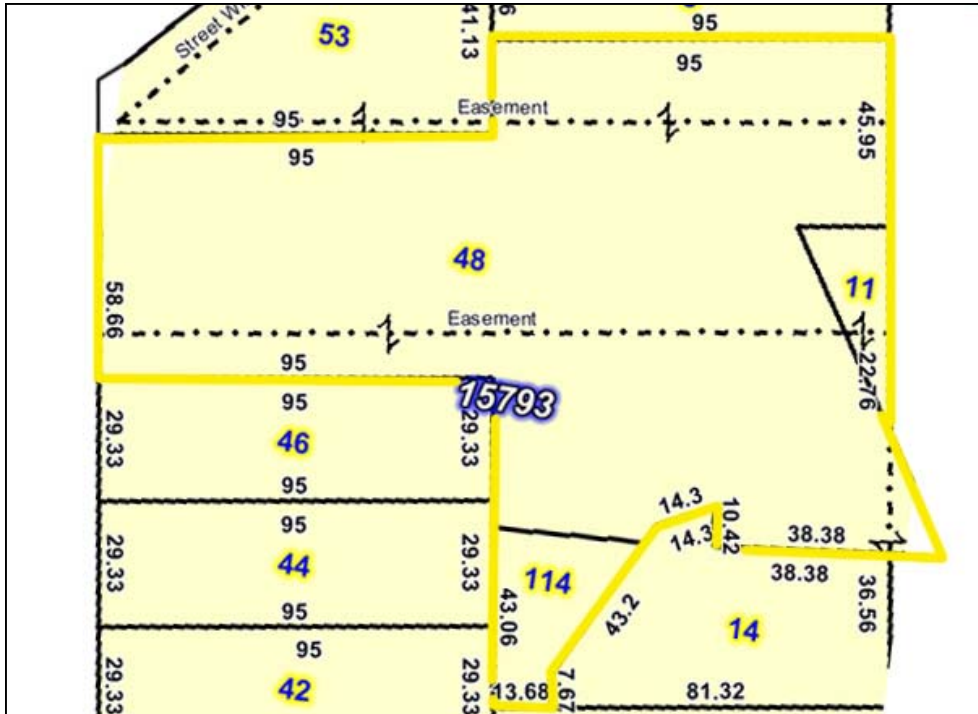


**15,000 BSF 2-FAMILY DEVELOPMENT SITE**  
**Beach 28th Street, Far Rockaway NY 11691**



**DESCRIPTION:**

The subject property is approximately 16,737 SF of vacant land located on Beach 28th Street between Brookhaven Avenue and Deerfield Road in Far Rockaway. The site has approximately 112ft of frontage on Beach 28th St and 58ft of frontage on Beach 27th St.

The closest building address to the property is 423 Beach 28th Street. Not only is the beach a few blocks away, but the A-Train is also conveniently located a block away.

The R4-1 zoning allows for 2-Family homes to be built on the site. The seller has a survey and boring test that can be provided. His research indicates that the homes would be built on concrete slabs with piles. There is no need to worry about the easements that run through the property, because the seller has already won BSA approval to build in an embedded street.

We estimate you could build at least 6 homes on the property, but you should confirm this with a licensed architect or engineer before submitting an offer.

For additional details please contact:

**David W. Seid**

President - DSR New York

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**PROPERTY INFORMATION:**

Property Type:	Vacant Land
Block / Lots:	15793 / 11, 48, 114
Lot Area (approx.):	16,737 SF
Zoning:	R4-1
Residential F.A.R.:	0.90
Buildable SF(approx.):	15,063 SF
Total R.E. Taxes (approx):	\$1,235

**OFFERING PRICE: \$540,000**

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.**