

**37,000 BSF BEACHFRONT DEVELOPMENT SITE**  
**Beach 27th Street, Far Rockaway NY 11691**



**DESCRIPTION:**

The subject property is approximately 41,470 SF of beachfront vacant land located between Beach 27th & Beach 28th Streets off of Seagirt Blvd in Far Rockaway. The site has approximately 250ft of frontage on Beach 27th St and 380ft of frontage on Beach 28th St.

The closest building address to the property is 145 Beach 27th Street. One of the best schools in Queens, P.S. 256/43, is located a block away as well as the recently built Metroplex on the Atlantic, a 126 unit luxury condo building on Beach 26th Street. The N31 & N32 bus stop is a few blocks away and the A-Train is conveniently located less than 10 blocks away.

The R4-1 zoning allows for 2-Family homes to be built on the site. We estimate you could build at least 16 homes on the property, but you should confirm with a licensed architect or engineer before submitting an offer.

**PROPERTY INFORMATION:**

Property Type:	Vacant Land
Block / Lots:	15819 / 67, 73, 77, 123 & 124
Lot Area (approx.):	41,470 SF
Zoning:	R4-1
Residential F.A.R.:	0.90
Buildable SF(approx.):	37,323 SF
Total R.E. Taxes (approx):	\$6,699

For additional details please contact:

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**OFFERING PRICE: \$1,440,000**

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.**