

40' WIDE TWO STORY MIXED-USE BUILDING FOR SALE ON 40' X 100' LOT
EXCELLENT USER/DEVELOPMENT OPPORTUNITY
4-30 BEACH 129TH STREET
ROCKAWAY PARK, NEW YORK

Location:	East side of 129 th Street between Cronston and Newport Avenues
Block:	16210
Lot:	56
Lot Size:	40' x 100'
Lot Square Footage:	4,000 Square feet
Building Size:	1 st Floor: 40' x 31' = 1,240 2 nd Floor: 40' x 31' = 1,240
Stories:	Two (2)
Gross Square Feet:	2,480 (Approximately)
Zoning: (FAR)	R3X: (.5) with a C1-2 (1.0) Overlay
Total Buildable Square Feet:	2,000 for residential. 4,000 for commercial
Total Available Air Rights:	760 for residential. 2,760 for commercial
Assessment:	\$175,680 (25/26)
Real Estate Taxes:	\$19,057.80 (25/26)

Description: A 40' wide two-story mixed-use building on a 40' x 100' lot. The building has a commercial space on the ground floor and a two-bedroom apartment above. The property is located to the back of the lot which creates a big front yard. The front yard is used to sell merchandise. There is a wide curb cut which allows products to go in and out of the lot.

The property is a **great user opportunity**, the building can have a **restaurant** on the ground floor and the owner can live and have an office above. The front yard can be used for outdoor seating. A **garage operator** can have an office on the first floor and use the front yard to park cars.

The property is also a great **commercial development opportunity**. A developer can develop it into a mini mall or one single commercial unit. A storage facility would be great.

Located in the Rockaway Park, the area is a great place to raise a family. The area has fine restaurants, coffee shops and parks also most of the area is surrounded by single and two family homes. The area is service by the A and S trains on Rockaway Park Beach & 116th Street.

ASKING PRICE: \$3,000,000

For Further Information or Inspection, Please Contact Sales Agent:
Kervin Vales (212) 396-8244 Or Cell: 917-564-5242

