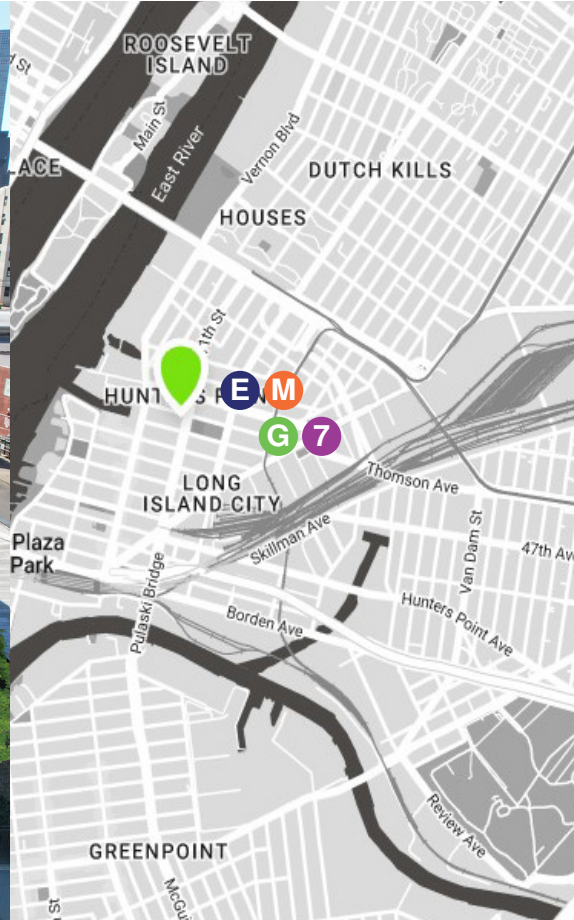


IPRG

45-08

11TH STREET
QUEENS, NY 11101

CLOSED



SALE PRICE

\$1,600,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00050-0026
NEIGHBORHOOD:	Hunter's Point
CROSS STREETS:	45th Ave & 45th Rd
PROPERTY DIMENSIONS:	19.5 ft x 43 ft
LOT DIMENSIONS:	19.5 ft x 100 ft
ZONING:	M1-4/R6B, LIC
FAR:	2
TAX CLASS:	1

SALE METRICS

2 Apartments*
of Units

2,515
Approx SF

\$800,000
Price/Unit

\$636
Price/SF

3,900
Approx. BSF

\$6,649
Annual Taxes

***DELIVERED VACANT**

***ADDITIONAL AIR RIGHTS TO BE RE-DEVELOPED**

DEREK
BESTREICH
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REYNOLDS
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