

1-66 Beach 116 Street

FOR SALE | BEACH BLOCK DEVELOPMENT SITE | ROCKAWAY PARK, NY

ADDRESS	1-66 Beach 116 th St, Rockaway Park Queens 16188
LOCATION	Between Rockaway Beach Boulevard & The Ocean Promenade
BLOCK / LOT	16188-0070
LOT DIMENSIONS	60' X 100'
GROSS LOT AREA (SF)	6,000
ZONING	R7A / C1-3
FAR (Commercial)	2.0
FAR (Residential As of Right)	4.0
FAR (Residential UAP)	5.01
TOTAL ZFA "As of Right"	24,000 SF
TOTAL ZFA (UAP)	30,033 SF
GROSS BUILDABLE SF*	39,712 SF
TAX ASSESSMENT (25/26)	\$229,140
TAXES (25/26)	\$24,857

*Please consult with architect to confirm Gross buildable SF

PROPERTY HIGHLIGHTS

- Gross Floor Area. 39,712 S.F / Total Zoning Floor Area 30,033 S.F
- The property is well positioned for a rental project or condo project
- Situated just steps from Rockaway Boardwalk and ocean promenade
- Steps to the Rockaway Park-beach A train Subway Terminal and approx. .5 miles to the Rockaway Ferry on Beach Channel Drive and Beach 108th Street
- Across the street from Luxury Condos One Sixteen & Ocean Grande



Contact Exclusive Agents for Additional Information:

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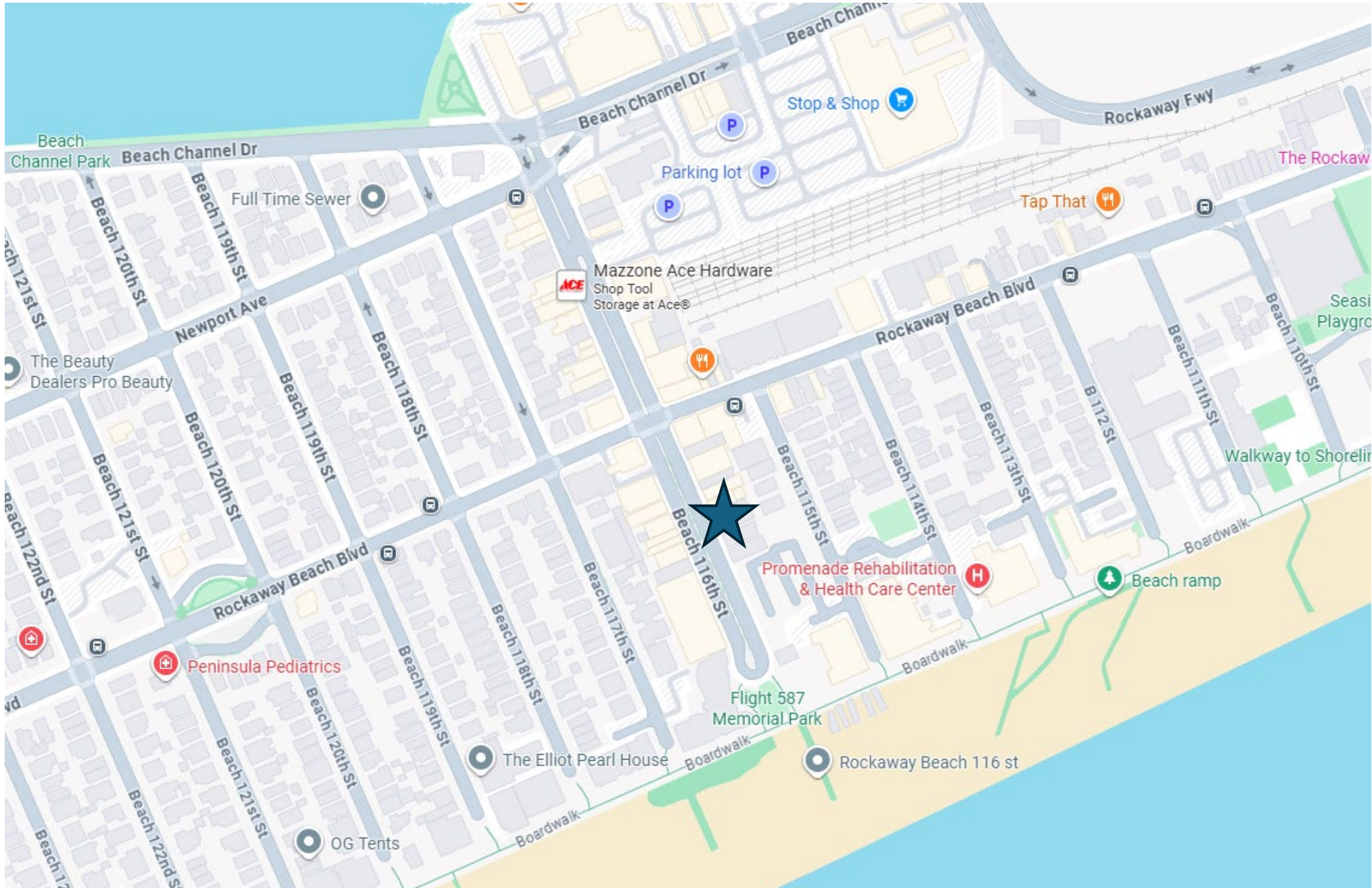
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NEIGHBORHOOD MAP



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SURVEY

