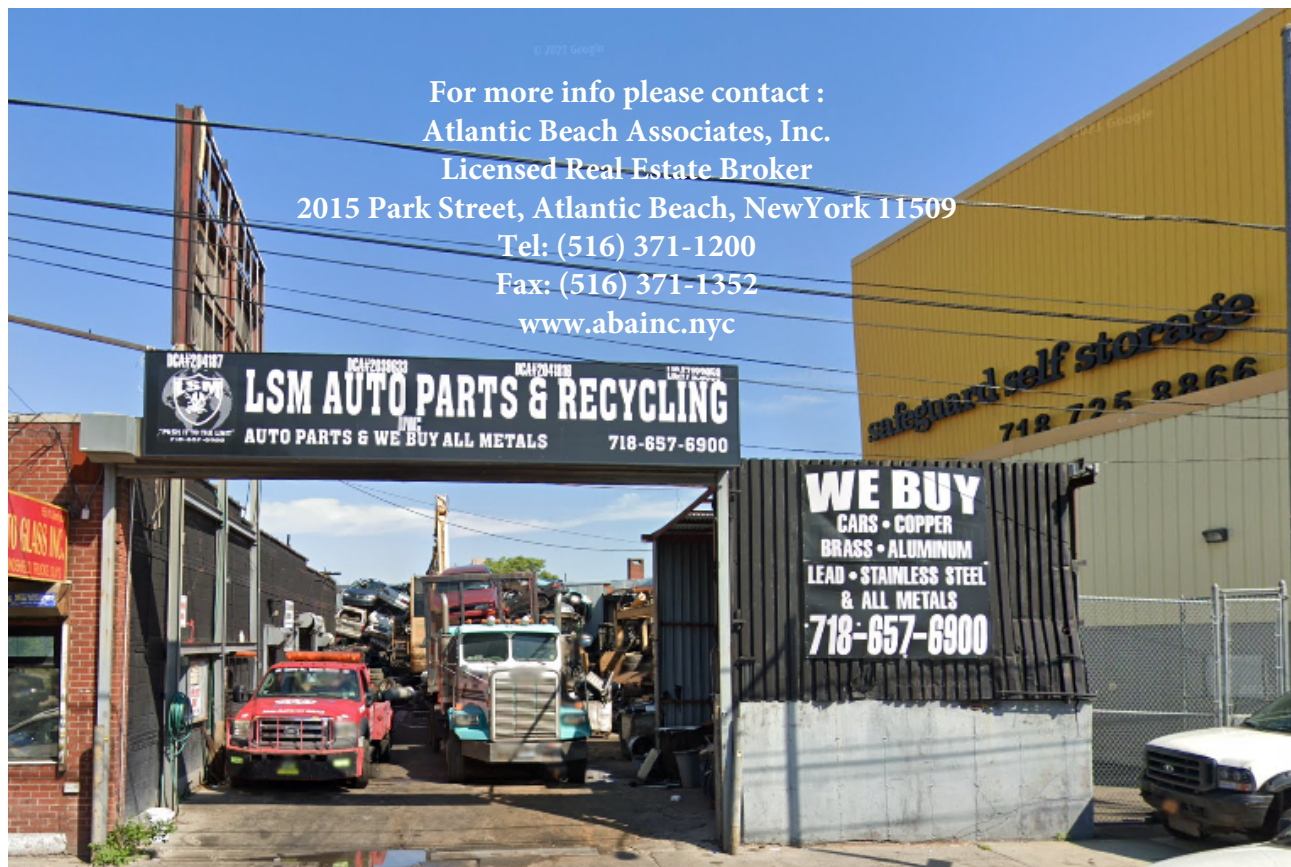


## **Rare Property For Sale in South Jamaica**

### **3 lots assemblage with C of O for auto and scrap metal business**

**155-11 Liberty Ave, QUEENS 11433**

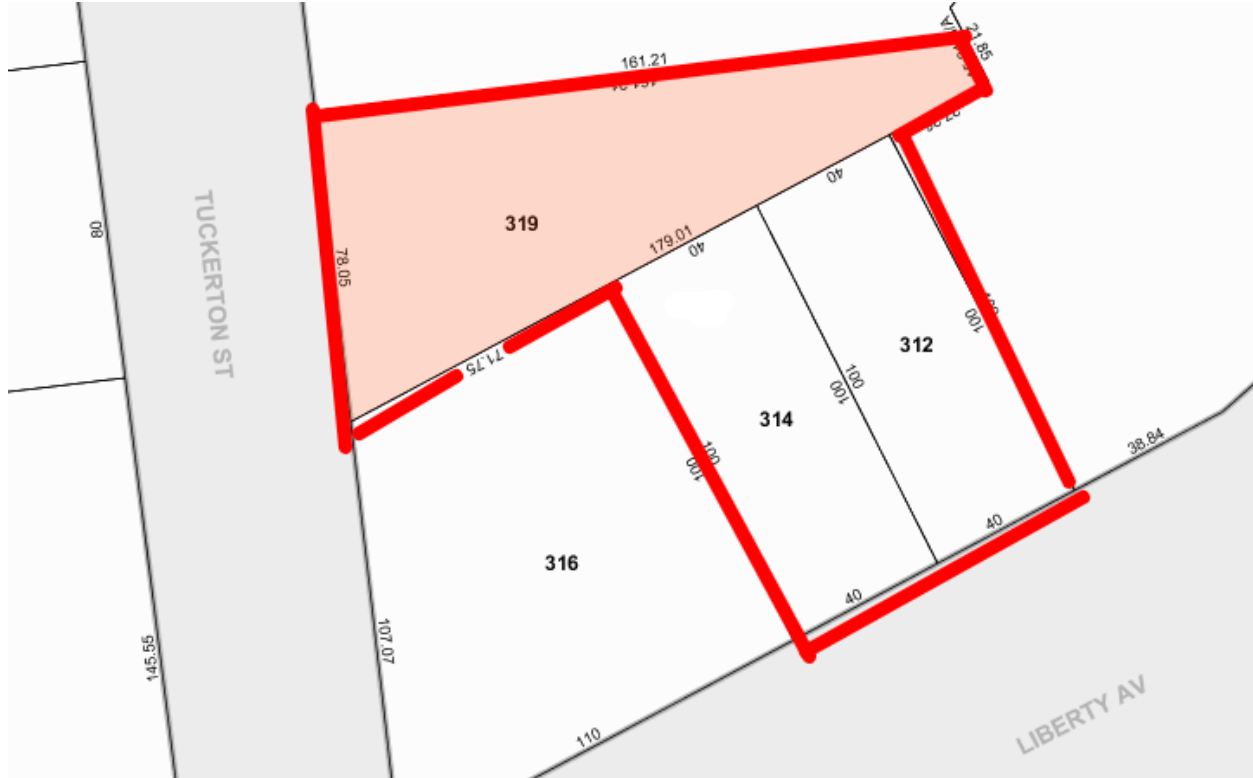


- 13,900 sf lot recently resurfaced lot with 12 inch cement to comply with all requirements with C of O for Auto Wrecking yard and sales of used cars and temporary office
- 2,000 sf building with C of O for auto, mobile mirror and glass shop accessory offices storage and waiting area
- Property and lease benefits from the recent RET reduction

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 the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. The value of this prospective investment is dependent upon these estimates and assumptions made below, 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 contained herein



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<b>155-11 Liberty Ave Lot: 314 ( office space &amp; storage )</b>	<b>Lot : 312</b>	<b>Lot:319</b>
<p><b>Block:</b> 10108 <b>Lot:</b> 314  <b>Lot Area:</b> 4,000 sq ft                      (40' x 100')  <b>Buildings:</b> 1  <b>Year built:</b> 1931  <b>Building frontage:</b> 24'  <b># of floors:</b> 1  <b>Appr space Size:</b> 2,000                      sq ft  <b>Total Units:</b> 1  <b>Primary zoning:</b> M1-4  <b>Floor Area Ratio:</b> 0.45  <b>Commercial FAR:</b> 2  <b>Facility FAR:</b> 6.5</p>	<p><b>Block:</b> 10108 <b>Lot:</b> 312  <b>Lot Area:</b> 4,000 sq ft                      (40' x 100')  <b>Primary zoning:</b> M1-4  <b>Floor Area Ratio:</b> 0  <b>Commercial FAR:</b> 2  <b>Facility FAR:</b> 6.5</p>	<p><b>Block:</b> 10108 <b>Lot:</b> 319  <b>Lot Area:</b> 7,900 sq ft                      (78.05' x 161.21')  <b>Primary zoning:</b> M1-4  <b>Floor Area Ratio:</b> 0  <b>Commercial FAR:</b> 2  <b>Facility FAR:</b> 6.5</p>
<p><b>Taxes: \$19,218 (Class 4)</b></p>	<p><b>Taxes: \$5,794 (Class 4)</b></p>	<p><b>Taxes: \$11,427 (Class 4)</b></p>

<b>Total Lot Size:</b>	<b>15,900 sf</b>
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DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF QUEENS, CITY OF NEW YORK

No. 123351

Date 7/25/58

CERTIFICATE OF OCCUPANCY

Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. (Administrative Code.)

This certificate supersedes C. O. No.

to the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ ~~building~~ ~~premises~~ located at 155-17 Liberty Ave NS 150' E. of Tuckerton St.

Block 10108 Lot 312

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Permit Alt. No. alt. 732/58

Construction classification

Occupancy classification Comm.

Height stories feet

Date of completion 7/17/58

Located in Ures. Use District

Area 1 1/2 Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1st	on gr.	2		2	Auto Wrecking yard and Sales of Auto parts, also resale of used cars, also Temporary office 10' x 10' - frame.  PLOT 100' X 60' X 100' X 40'.

*[Signature]*  
Borough Superintendent



THE CITY OF NEW YORK  
**DEPARTMENT OF BUILDINGS**  
**CERTIFICATE OF OCCUPANCY**

BOROUGH Queens

DATE: 7/30/99 NO. 400920232

This certificate supersedes C.O. No

ZONING DISTRICT M1-1

THIS CERTIFIES that the XXX-altered-XXXXXXXXX XXXX-premises located at  
155-11 Liberty Avenue

Block 10108 Lot 314

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	O.G.					B-2	Storage
First	100				7D	C	Automobile mirror and glass shop & accessory offices storage and waiting area

STATE OF NEW YORK  
COUNTY OF QUEENS  
ss:  
This is to certify that this is a true copy of the original in the custody of the Department of Buildings of the City of New York.  
Date \_\_\_\_\_  
Certifying Officer \_\_\_\_\_

OPEN SPACE USES \_\_\_\_\_  
(SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGE OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED  
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*J. J. [Signature]*  
BOROUGH SUPERINTENDENT

*[Signature]*  
COMMISSIONER

ORIGINAL       OFFICE COPY - DEPARTMENT OF BUILDING       COPY

THE CITY OF NEW YORK



**DEPARTMENT OF BUILDINGS  
CERTIFICATE OF OCCUPANCY**

BOROUGH

Queens

DATE: 12-26-96

NO. Q400568346

ZONING DISTRICT M1-1

This certificate supersedes C.O. NO

THIS CERTIFIES that the new—altered—existing—building—premises located at

95-49 TUCKERTON STREET N.E.C. LIBERTY AVE. Block 10108 Lot 319

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

**PERMISSIBLE USE AND OCCUPANCY**

TYPE	LEVEL AND NUMBER OF FLOORS	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
OPENYARD	ON GRADE 100 #				17	COMM.	AUTOMOBILE WRECKING YARD REPAIRS, STORAGE OF SCRAP METAL STORAGE CARS, WELDING & CUTTING

OPEN SPACE USES \_\_\_\_\_ (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**  
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*[Signature]*  
BOROUGH SUPERINTENDENT

*[Signature]*  
COMMISSIONER

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY