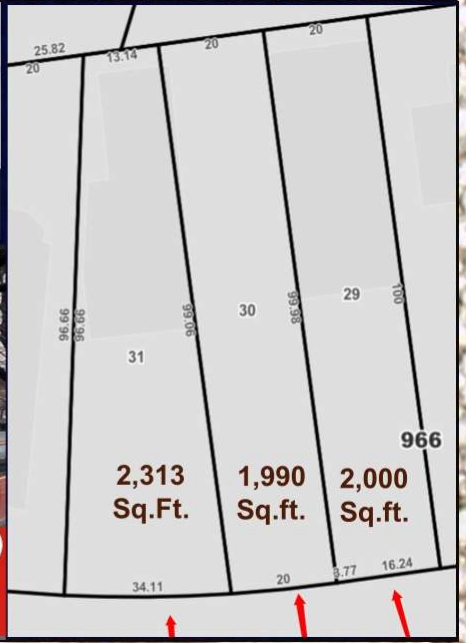


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70-07 thru 70-11 Ditmars Blvd, East Elmhurst, NY, 11370
(Astoria Heights Neighborhood) Block: 966 Lots: 31, 30, 29



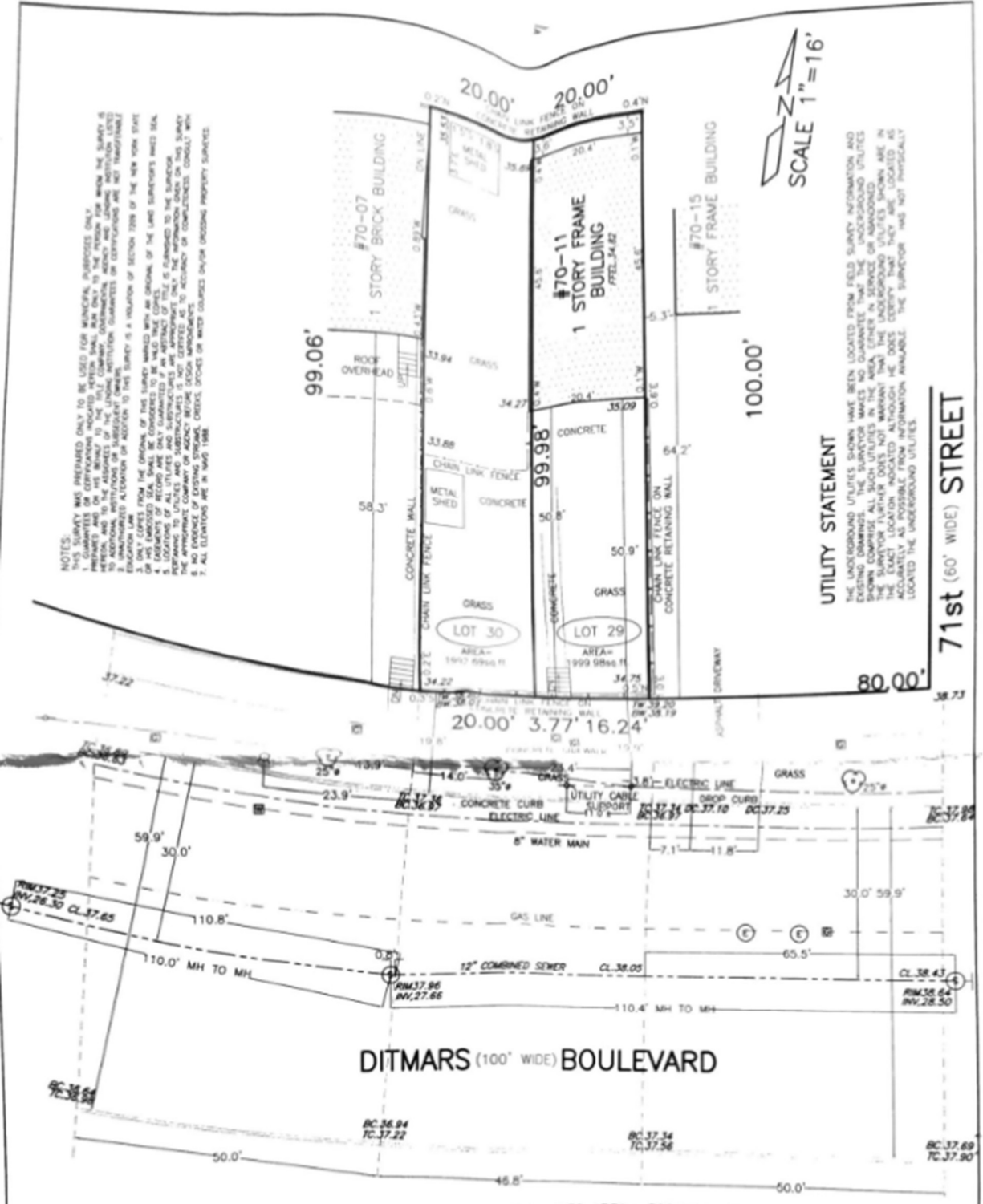
6,303 SF Zoning: R4-The F.A.R = 1.5 (Qualifying Residential Site)
As per architect you can build a 9,454 Sq.Ft building (14 units).
You can also build 3 separate 3 family homes

PRICE: \$2,525,000

Property Video: <https://youtu.be/dAAqBPoHdwa> (Highlight URL link and paste it into your browser)



NOTES:
 THIS SURVEY WAS PREPARED ONLY TO BE USED FOR MUNICIPAL PURPOSES ONLY.
 1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON ARE LIMITED TO THE PERSON FOR WHOM THE SURVEY IS MADE AND ARE NOT BINDING ON THE TITLE COMPANY, CONTRACTORS OR TO THE PERSONS WHOSE NAMES ARE LISTED HEREON, AND NO GUARANTEE OR CERTIFICATION IS MADE BY THE TITLE COMPANY, CONTRACTORS OR TO THE PERSONS WHOSE NAMES ARE LISTED HEREON.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ENCROACHMENTS OR UNLAWFUL ALTERATIONS. IN ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 208 OF THE NEW YORK STATE EDUCATION LAW.
 3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY SHOULD BE USED AS ORIGINAL OF THE LAND SURVEYOR'S BEST SEAL OR HIS UNEXPIRED SEAL SHALL BE CONSIDERED TO BE VALID AND COPIES OF THIS SURVEY SHALL BE CONSIDERED TO BE UNRELIABLE.
 4. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO A MORTGAGE AND THE SURVEYOR HAS BEEN ADVISED THAT THE MORTGAGEE HAS A LIEN ON THE PROPERTY.
 5. LOCATIONS OF ALL UTILITIES SHOWN ARE BASED ON THE SURVEYOR'S BEST INFORMATION AND ARE NOT GUARANTEED.
 6. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO A MORTGAGE AND THE SURVEYOR HAS BEEN ADVISED THAT THE MORTGAGEE HAS A LIEN ON THE PROPERTY.
 7. ALL DIMENSIONS ARE IN FEET AND INCHES.



UTILITY STATEMENT
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN ACCURATE LOCATION AS INDICATED. HOWEVER, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

- UTILITY POLE
- TREE
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- ELECTRIC MANHOLE

TITLE No.

CERTIFIED TO:
 NEW YORK CITY DEPARTMENT OF BUILDINGS

LOT 29.30 AREA= 3992.66sq.ft.

A & B
 ENGINEERING AND LAND SURVEYING, P.C.
 150-18 HILLSIDE AVENUE
 JAMAICA, N.Y. 11432
 TELEPHONE (718) 657-8444
 FAX (718) 657-8555 J.L.
 EMAIL: ABLANDSURVEY@GMAIL.COM
SURVEY No.1180

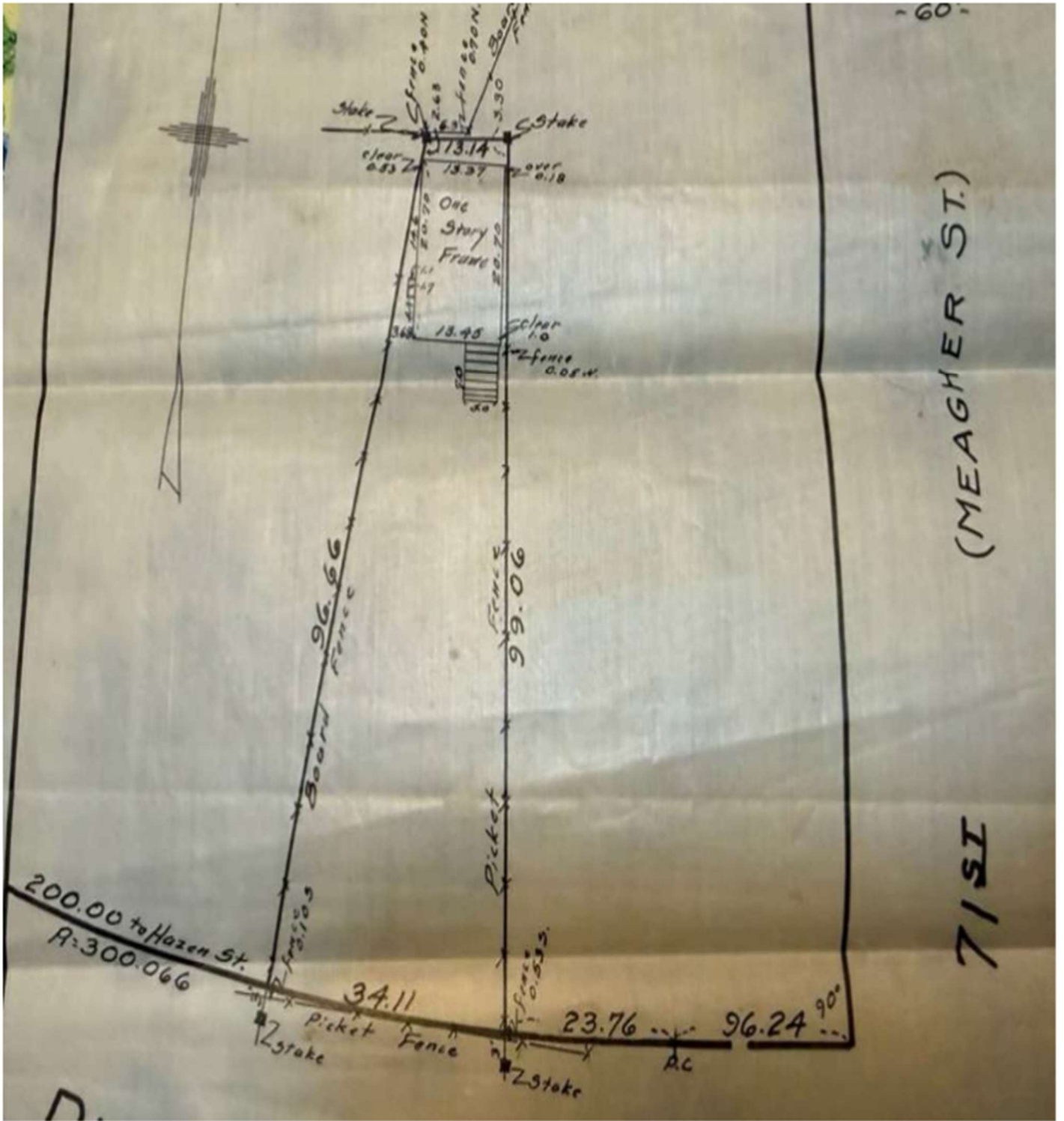
DATE: DECEMBER 20th, 2022



BOROUGH OF QUEENS
 COUNTY OF QUEENS
 STATE OF NEW YORK
 TAX MAP FILED MAP
 SECTION SECTION
 BLOCK 966 BLOCK
 LOT 29.30 LOT

DAVID O. ARABI, P.E.
 NEW YORK LICENSE 06735-1
 PAUL BARYLSKI, L.S.
 NEW YORK LICENSE 050782

70-07 Ditmars Blvd (Lot 31)





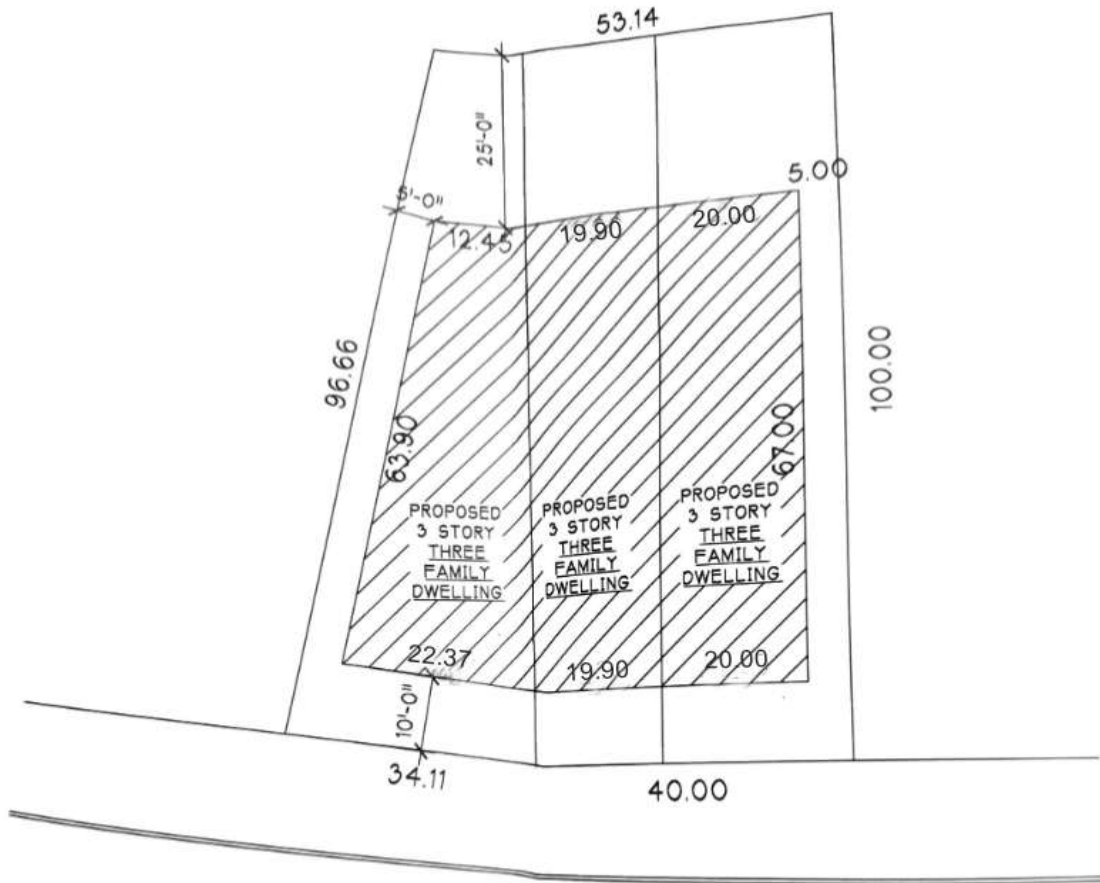
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As per architect (Gerald Caliendo) you can build a 9,454 SF 14 Unit building or 3 residential homes (see below)



DITMARS BLVD



SITE PLAN
 SCALE: 1/8" = 1'-0"



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QUALIFYING RESIDENTIAL SITE EXPLAINED:

NYC's "City of Yes": Qualifying Residential Site (QRS) — Adopted 12/5/2024

The City of Yes for Housing Opportunity, adopted on December 5, 2024, introduced the Qualifying Residential Site (QRS) designation to expand housing production—especially near transit—while tying larger projects to affordability requirements.

A Qualifying Residential Site is a zoning lot in R1-R5 (or portion of a lot) that meets specific zoning, location, and use criteria, allowing additional residential/mixed-use density under the NYC Zoning Resolution.

Key QRS Eligibility Highlights.

A site may qualify as a QRS if it meets one of the following (a,b, or c):

(a) - Residential Districts (R1–R5)

(1) meets the following criteria:

- (i) has a minimum 5,000 sq ft lot area
- (ii) and is located within the Greater Transit Zone (GTZ)
- (iii) and has frontage on a wide street (>75ft) or the short dimension of a block (<230ft)
- (iv) and is not located in R1 or R2

(2) or is in the GTZ and contains an existing community facility building (as of 12/5/24)

(3) or is outside of the GTZ and contains an existing community facility building (as of 12/5/24) with a lot area of at least 5,000 sf ft.

(4) or will contain a new development with qualifying senior housing (R3-2, R4, R5, R5B)

(b) - Commercial Overlays (C1, C2, C4 in R1–R5 Equivalent)

(1) where the commercial district is located meets the following criteria:

- (i) commercial district extends over the entire block frontage and on the same street is mapped on at least one of the adjoining block frontages
- (ii) along the long dimension of the commercial district, not more than 50% has existing single or two-family residences existing on 12/5/24

(2) or if the above conditions cannot be met, meets one of the criteria mentioned in section " (a) - Residential Districts "

(c) - Located in an M1 district paired with an R1–R5 district.



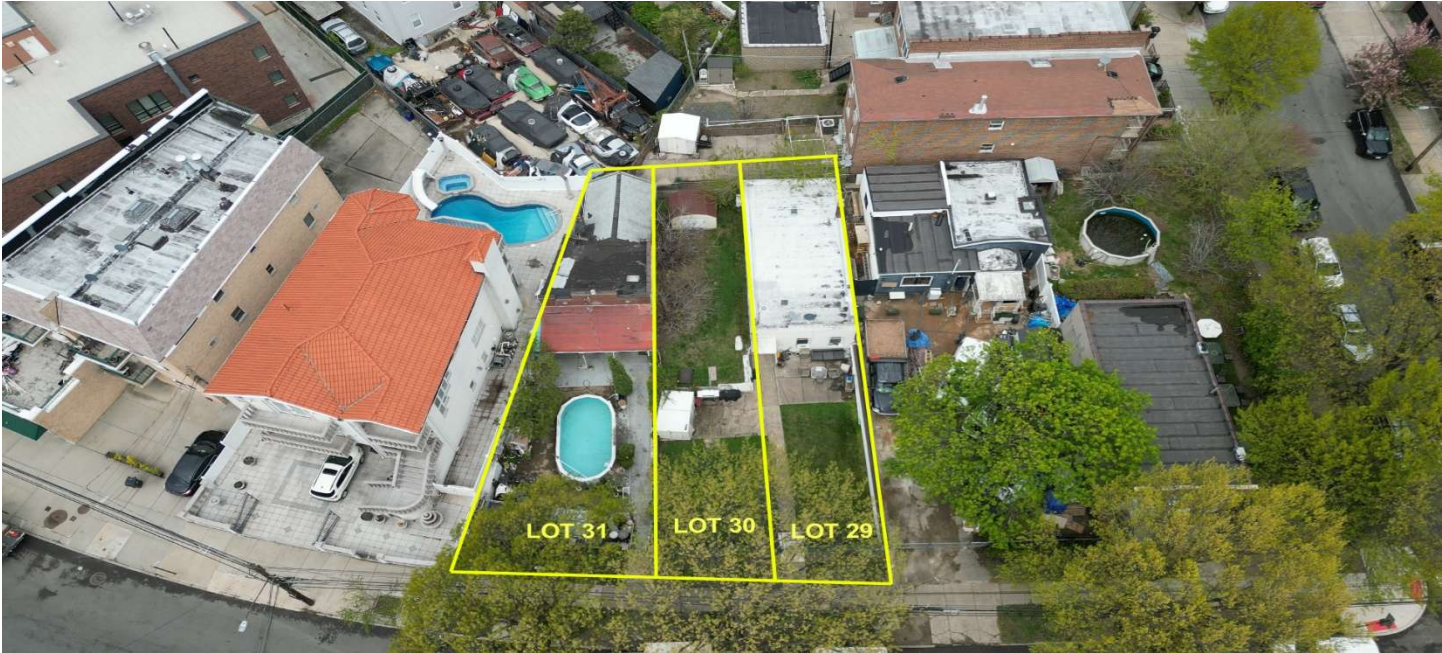
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AERIAL FRONT





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AERIAL REAR



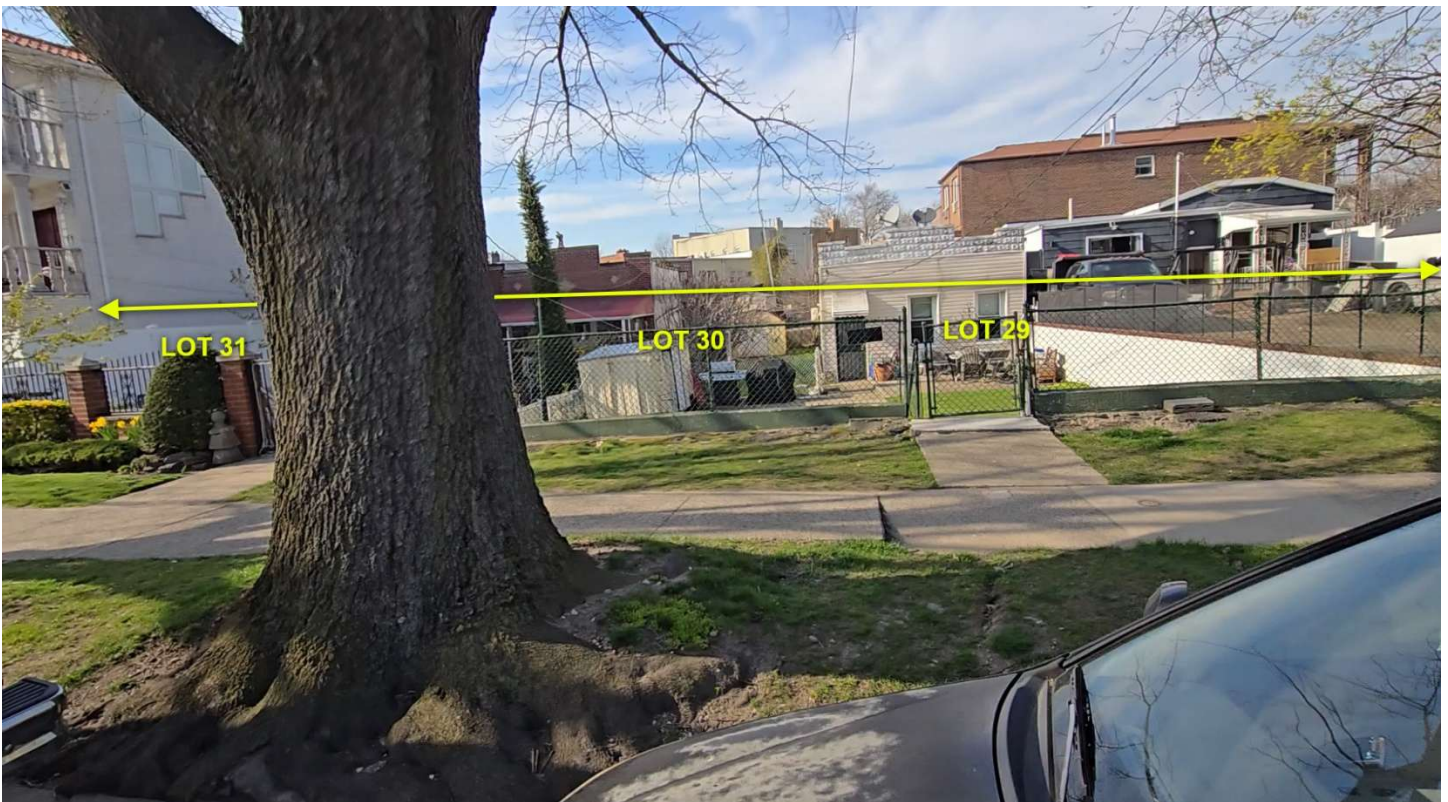


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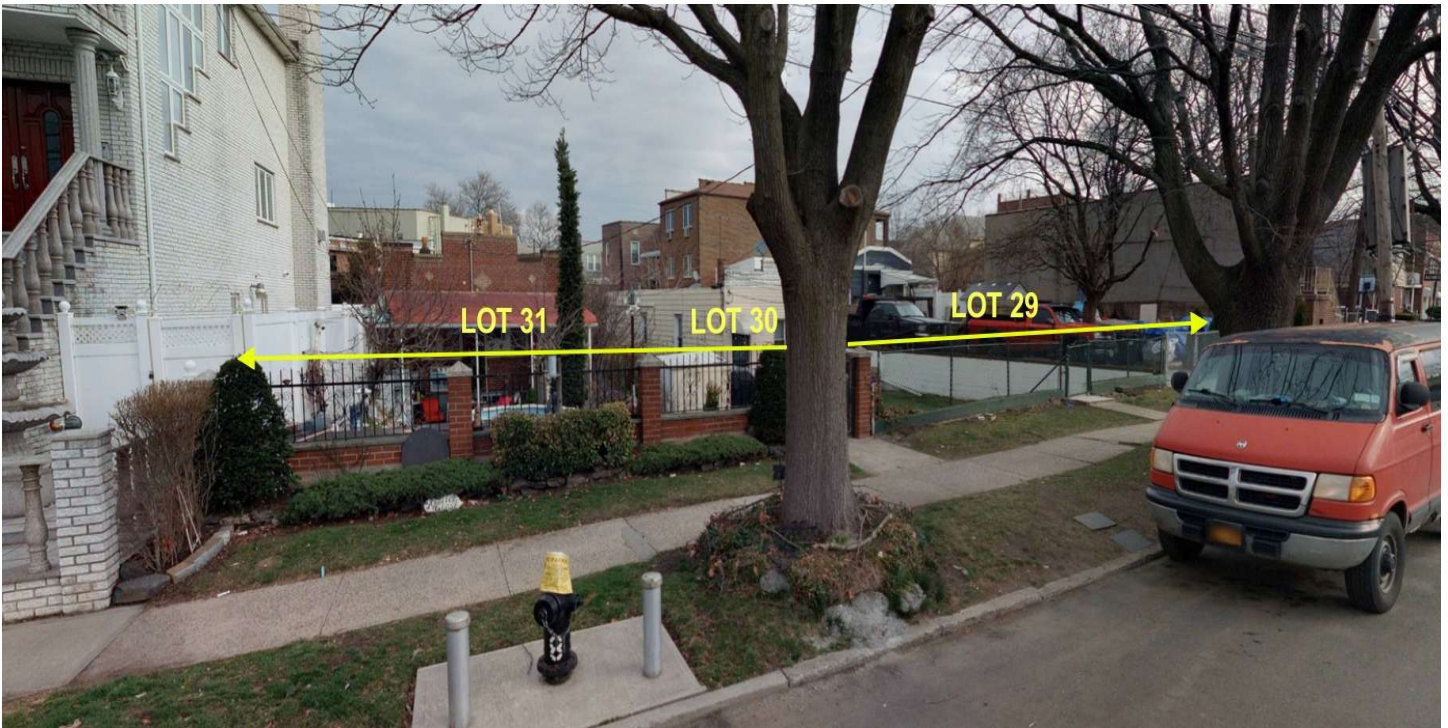


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