

1-66 Beach 116 Street

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

ADDRESS	1-66 Beach 116 th St, Rockaway Park Queens, NY 16188
LOCATION	Between Rockaway Beach Boulevard & Ocean Promenade
BLOCK / LOT	16188 / 70
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
GROSS BUILDABLE SF*	39,712 SF
TOTAL ZFA (UAP)	30,033 SF
TAX ASSESSMENT (26/27)	\$241,020
TAXES (26/27)	\$26,145.88



PROPERTY HIGHLIGHTS

- Gross Floor Area: 39,712 SF / Total ZFA: 30,033 SF
- The property is well positioned a rental or condo project
- Situated just steps from Rockaway Boardwalk and the Ocean Promenade
- Steps to the Rockaway Park-Beach A subway train and 0.5 mile to the Rockaway Ferry
- Across the street from Luxury Condos One Sixteen & Ocean Grande

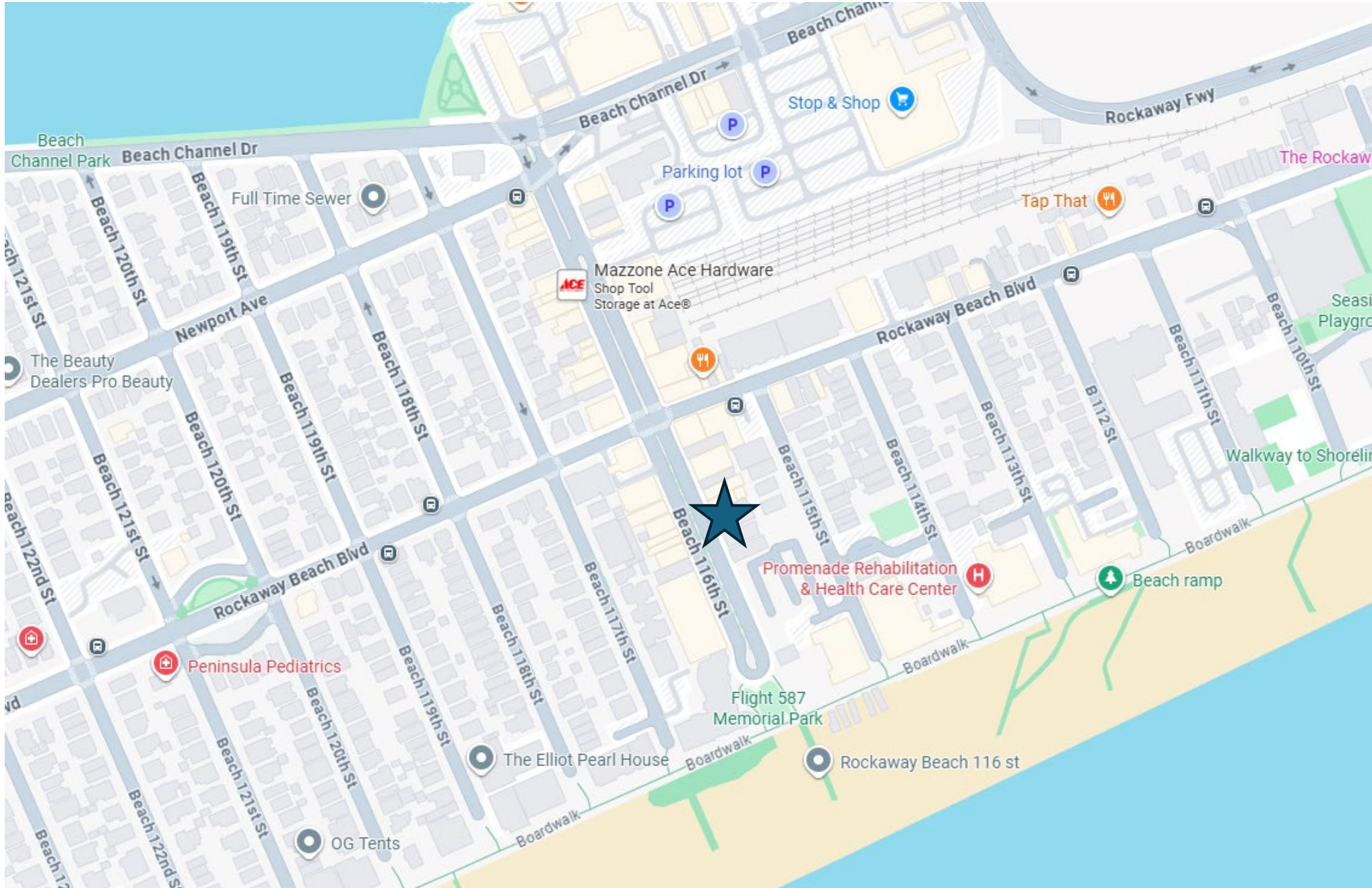
**All square footage figures should be independently checked & verified*



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NEIGHBORHOOD MAP



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SURVEY

