

106-46 Waltham Street, Queens NY 11435



Executive Summary

Bridge Property Advisors has been exclusively retained to market for sale 106-46 Waltham Street. The "Property", a development site located in the heart of Jamaica, has a combined lot square footage of 10,000 SF over two lots and is zoned for residential and community facility uses. Tax Lot 19 is improved by a 3-story single family home measuring approximately 1,540 SF. The zoning is R4-1, offering a floor area ratio ('FAR') of 0.75-0.90 for residential use and 2.0 for community facility use.

Neighborhood Amenities

Jamaica is a middle-class neighborhood in the New York City borough of Queens. It is mainly composed of a large commercial and retail area, though part of the neighborhood is also residential. Jamaica is bordered by Hollis to the east; St. Albans, Springfield Gardens, Rochdale Village to the southeast; South Jamaica to the south; Richmond Hill and South Ozone Park to the west; Briarwood to the northwest; and Kew Gardens Hills, Jamaica Hills, and Jamaica Estates to the north.

Asking Price: \$1,300,000

Property Facts

Location:	Btwn 107th Ave & Tuskegee Way
Block - Lot:	10085 - 0019, 17
Building Class:	A1, V0
Building Dimensions:	18' x 26'
Building Size:	1,540 SF
Lot Dimensions:	50' x 100' each lot
Lot Sizes:	5,000 SF each; 10,000 SF Total
Zoning:	R4-1
Residential:	0.75-0.9 FAR / 9,000 BSF
Community Use:	2.0 FAR / 20,000 BSF
Assessment (20/21):	\$25,435
Taxes (20/21):	\$2,897 (w Enhanced STAR)
Tax Rate (Class 1B):	21.045%

For more information, please contact:

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Tax Map



Neighborhood Map



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Aerial Views



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