

31-65 46th Street, Queens, NY 11103



Executive Summary

Bridge Property Advisors has been exclusively retained to market for sale 31-65 46th Street. The property is located on the east side of 46th Street between Newtown Road and Broadway. This vacant 3 story building has 34 single room units, multiple offices, a commercial kitchen, 2 stairwells, and a 3,400 sqft lower level that has a large recreation/meeting room, two large storage rooms, an office, a walk-in freezer + refrigerator, and a boiler room. The lot size is 8,803 square feet and the gross building square footage is 13,600 which includes the lower level. The property is zoned as R5 offering a floor area ratio of 1.25 for residential use and 2.0 for community use. In this zoning district, the maximum above grade buildable square footage for residential use is approximately 11,500 sqft and 18,000 sqft for community facilities.

Transportation

The Property is conveniently located within one block of the 46th Street Station that services the **E**, **M** and **R** trains. Also, the property is serviced by the Q 18 Q 66 Q 101 and Q 104 buses.

Asking Price: \$4,100,000

Property Facts

Address:	31-65 46th Street
Location:	Between Newtown Road and Broadway.
Block:	724
Lot:	14,17
Building Class:	M3
Building Dimensions:	33' x 113' irregular
Building Size (Above Grade + Below):	13,600 gross sqft
Lot Dimensions:	95' x 152' Irregular
Lot Size:	8,803
Zoning:	R5
FAR:	1.25 / 2 CF
Buildable SF (Above Grade):	11,004 / 17,606 CF
Assessment * Tax Rate = Taxes:	865,603 * 10.592% = \$91,684

For more information, please contact:

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Investment Highlights

- 20 minute subway ride via the **R** subway line
- 10 minute drive to LaGuardia Airport. 25 minutes to JFK Airport
- Close proximity to the BQE (278) and Grand Central Parkway
- Dedicated on-site parking
- Large private outdoor garden with patio and green space.
- Walking distance to Rainy and Astoria Parks.
- Close walk to Broadway and Steinway Street retail corridors.



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