



Land For Sale

REGO PARK 40' X 100 - R7-1 13,760 BSF / 19,200 MAX BSF

65-01 Booth Street
Queens, NY 11374

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

65-01 Booth Street presents a prime development opportunity with a vacant double-wide lot measuring 40' x 100'. Zoned R7-1, the 4,000 Sq. Ft. development site allows for the construction of a 13,760 Sq. Ft. residential building. Additionally, the property can accomodate an 5,440 Sq. Ft. of Community Facility, for a total Buildable Sq. Ft. (BSF) of 19,200.

Strategically located between 64th Road and 65th Road, the property boasts efficient floorplate potential, complemented by its proximity to the 63rd Drive - Rego Park subway stop (.3 miles away), providing convenient access to (M) and (R) trains for a swift 25-minute commute to Manhattan. Positioned in a high-demand rental and condo market with limited supply, this property offers a compelling investment prospect for discerning developers.

PROPERTY HIGHLIGHTS

- Double-wide lot measuring 40' x 100' for efficient floorplate design.
- Zoned R7-1, allowing for a 13,760 Sq. Ft. residential building or a 19,200 Sq. Ft. mixed-use building.
- Vacant property, ready for development.
- Strategic location between 64th Road and 65th Road .3 miles from 63rd Drive - Rego Park subway stop (M and R trains to Manhattan in 25 minutes).
- Positioned in a high-demand rental and condo market with limited residential new-development supply.



OFFERING SUMMARY

Asking Price:	\$2,950,000
Lot Size:	4,000 SF
Zoning:	R7-1
Lot Dimensions:	40' x 100'
Tenancy:	Vacant
Residential Buildable SF	13,760 Sq. Ft.
Community Facility SF	19,200 Sq. Ft.
Buildable SF	19,200 Buildable Sq. Ft.



PROPERTY INFORMATION

Address	65-01 Booth Street
Area	Rego Park
Block/Lot	3085/53
Lot Dimensions	40' x 100'
Lot Sq. Ft.	4,000

BUILDING INFORMATION

Building Class	Two Family Brick (B1)
Existing Sq. Ft.	3,538
Units	2

NYC FINANCIAL INFORMATION

Assessed Value	\$60,316
Tax Rate	20.309%
Gross Taxes	\$12,250.00

ZONING INFORMATION

Zoning District	R7-1
Base Floor Area Ratio (FAR)	3.44
Residential Buildable Sq. Ft. (Market)	13,760 Sq. Ft.
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
Inclusionary FAR	-
Inclusionary Buildable Sq. Ft.	-
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	19,200 Sq. Ft.





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