

FOR SALE: \$2,799,999



70-17 Cooper Avenue Glendale, NY 11385

DESCRIPTION

Property Information

Block & Lot	03686-0046
Lot Dimensions	53' x 139'
Lot Size	11,340 SF
Building Dimensions	50' x 96' (Approx.)
Building Size	9,600 SF
Year Built	1962
Total Buildable SF	22,680 SF
Zoning	R5D, R4A, C2-3
Residential FAR	2.0
Commercial FAR	1.0
Taxes (19/20)	\$64,516

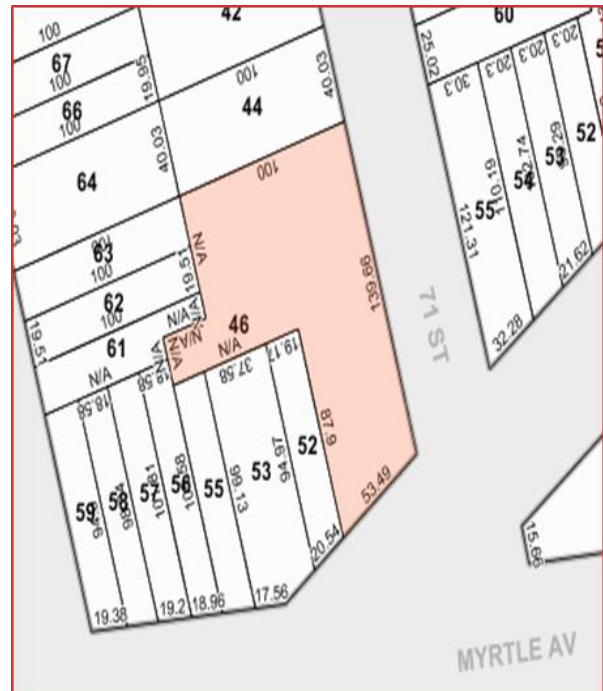
The subject property is a single story office building located on the corner of Cooper Avenue and 71st Street, just off of Myrtle Avenue in Glendale, Queens. The building is 9,600 square feet, of which 4,800 square feet is legal basement space as per the CO. In addition, there are 18 parking spaces located behind the building. This property is zoned R5D with a C2-3 overlay allowing for a total buildable of 22,680 square feet. The building is and will be delivered vacant upon sale making this property an ideal investment for a developer to capitalize on the upside of additional buildable or to rehab for a specific retail tenant.



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PROPERTY HIGHLIGHTS

- ✦ Corner Lot Mixed-Use Development Opportunity
- ✦ 53' of Frontage on Main Avenue
- ✦ Located at Main Intersection of Cooper and Myrtle Avenues
- ✦ 18 Parking Spaces
- ✦ 22,680 Buildable Square Feet as of Right
- ✦ 20,000 Daily Car Traffic Count
- ✦ Minutes to the Jackie Robinson Parkway Granting Easy Access to Grand Central Parkway
- ✦ 15 Minutes to the J, M, and L MTA Subway Lines
- ✦ Down the Block from the Q55, QM24, QM25, and QM34 MTA Bus Stops



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