PRIME CORNER BUILDING * 61 FEET OF FRONTAGE * GLENDALE



7202 MYRTLE AVENUE

LOCATED BETWEEN SEVENTY SECOND STREET AND SEVENTY SECOND PLACE

This property is a large corner building on a busy commercial avenue, in Glendale. It is currently serving as a Church, but has many possible uses, and is an investment, development or user opportunity. It features a large hall space, approximately 2960 sq ft, plus a service kitchen area, bar room, office, and male and female bathrooms. The upper level contains a meeting room, approx. 720 sq ft, plus an office space and a storage room. The building has the capacity to hold 297 people. The heating system, electrical panel and roof have all been upgraded. At 6,527 SF, the building measures 61' x 107' and sits on a 7,299 SF lot measuring 61.17' x 119.33.' The building is close to the Q55 bus as well as all conveniences. You can build 5474 Sf of residential or 14,598 of commercial.

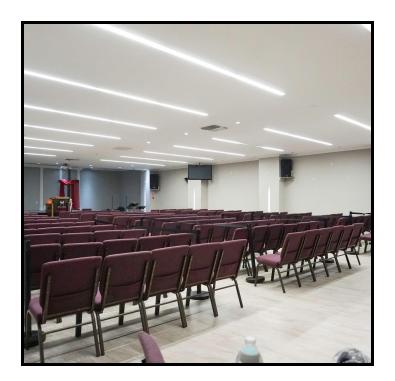
\$2,000,000



DANIEL BARCELOWSKY

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BLOCK/LOT	03711-0010
LOT DIMENSION	61.17' x 119.33'
LOT SF	7,299
STORIES	1
UNITS	1
YEAR BUILT	1931
ZONING	R4-1
BUILDING DIMENSIONS	61 x 107'
BUILDING SF	6,527
FAR	RES: .75 / FAC: 2.0
TAXES	\$0



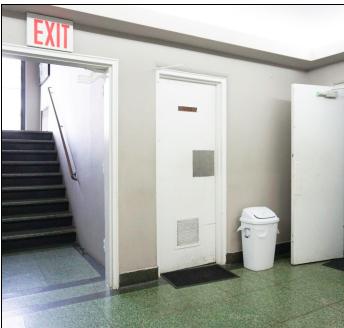














MYRTLE A VENUE 61.29' (61'-2% DEED) 8.34'N 1 STORY
BRICK
& LOWER LEVEL NO. 251 PLT. R.O. CONC. STEPS 72nd STREET
(WASHINGTON AVENUE)
50' WIDE 119.45¹ METAL 8 9.83 5.54 W 6.09'N PLT. CONC. S × OO 1.42 E 2 STORY FRAME 60.07' (60'-0"DEED) FILED MAP

ON A MAP ENTITLED "MAP OF 313 LOTS BELONGING TO THE JERE JOHNSON, JR., CO., SITUATE AT
GLENDALE, SECOND WARD, BOROUGH OF QUEENS, CITY OF NEW YORK, SURVEYED JUNE 1900 BY
R.L. WILLIAMS, CITY SURVEYOR, BROOKL'NJ, NY.", AND FILED IN THE QUEENS COUNTY CLERK'S
OFFICE ARE KNOWN AS AND BY THE LOTS NUMBERS 63, 64 AND 65 IN BLOCK NUMBER 2 SURVEY OF: Described Property ROGUSKI LAND SURVEYING, P.C. LOCATED AT:
72-02 Myrtle Avenue
County and Borough of Queens
City and State of New York TITLE . ARCHITECTURAL . BOUNDARY . CONSTRUCTION 87-20 WOODHAVEN BLVD, WOODHAVEN, N.Y. 11421
Tel. • (718)480-3761 • Fax. • (718)480-3762 •
Fmail • rewell informal can • TAX DESIG: Block 3711 Lot 10 SZCZEPAN H. ROGUSKI PROFESSIONAL LAND SURVEYOR CERTIFIED TO: -Iglesia Cristiana Evangelista El Divino Salvador Inc. -Madison Avenue Abstract Inc. TITLE No.: MAA15620Q DATE: October 1, 2013 SCALE 1"=20'