ROCKAWAY BEACH, QUEENS 11693







96-10 ROCKAWAY BEACH BOULEVARD

PROPERTY CLASS: K1 **BUILDING DIM:** 20' x 98' **BUILDING SQ.FT:** 1,960 sq.ft. LOT DIM: 20.53' x 110.36' LOT SQ.FT: 2,266 sq.ft. R5B/C1-3 **ZONING: CEILING HEIGHT:** 12' STATUS: Vacant **ASKING PRICE:** \$995,000 **ASKING RENT:** \$5,000 month

196-200 BEACH 97TH STREET

PROPERTY CLASS: V1

 LOT DIM:
 50.26' X 111.16'

 LOT SQ.FT:
 5,587 sq.ft.

 ZONING:
 R5B/C1-3

 STATUS:
 Vacant

 ASKING RENT:
 \$3,000 month

HIGHLIGHTS

- Immediate area is a local and regional attraction for residents, visitors, and tourists with easy access to the Rockaway waterfront
- The beach and the boardwalk are located one block away and receive approx. 3 million visitors per year
- NYC Ferry is located at Beach 108th Street & Beach Channel Drive and services approx. 2,000 passengers per day
- · Surrounded by a dense residential population
- · High pedestrian and vehicular traffic corridor
- MTA A & S trains one block away at Beach 98th Street & Rockaway Freeway
- Close proximity to the Rockaway Hotel, Rockaway Brewing Company, Jacob Riis Park, and Fort Tilden National Park
- Direct access to all retail, restaurants, shopping, entertainment, and events that Rockaway provides

For Further Information, Please Contact:

Stephen Safina | **Principal Broker** O: 718-635-0712 | C: 516-643-0161 | E: ssafina@threepointre.com

Raymond Quinn | Director of Sales O: 347-201-6370 | C: 516-732-0485 | E: rquinn@threepointre.com

THREE POINT REAL ESTATE

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AERIAL PHOTO



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RETAIL & LOCATION MAP



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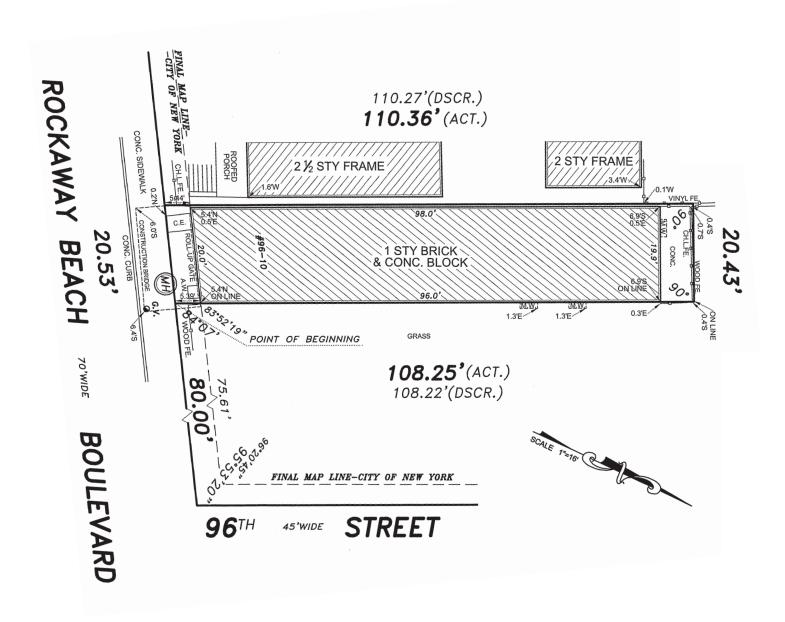
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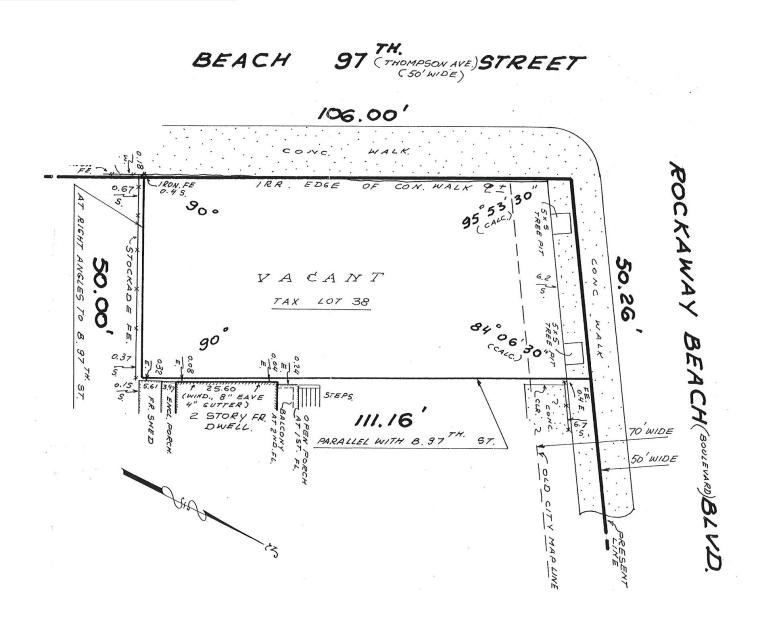
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