

# 96-10 Rockaway Beach Boulevard 196-200 Beach 97th Street

ROCKAWAY BEACH, QUEENS 11693



THREE POINT REAL ESTATE



## 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.
ZONING:	R5B/C1-3
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

96-10 Rockaway Beach Boulevard  
196-200 Beach 97th Street

ROCKAWAY BEACH, QUEENS 11693



THREE POINT REAL ESTATE

AERIAL PHOTO



For Further Information, Please Contact:

<b>Stephen Safina</b>	<b>  Principal Broker</b>	<b>O: 718-635-0712   C: 516-643-0161</b>	<b>E: ssafina@threepointre.com</b>
<b>Raymond Quinn</b>	<b>  Director of Sales</b>	<b>O: 347-201-6370   C: 516-732-0485</b>	<b>E: rquinn@threepointre.com</b>

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein. Please note that all square footage and measurements are approximate.



THREE POINT REAL ESTATE

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein. Please note that all square footage and measurements are approximate.







THREE POINT REAL ESTATE

[illegible]

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein. Please note that all square footage and measurements are approximate.