

6707 Beach Channel Drive

RESIDENTIAL DEVELOPMENT SITE WITH APPROVED PLANS | ARVERNE, NY



ASKING PRICE:
\$500,000

RESIDENTIAL DEVELOPMENT SITE
 WITH APPROVED PLANS TO BUILD
 A 4-STORY, 5-UNIT BUILDING
 WITH A ROOF TOP DECK

HIGHLIGHTS

- Developing Neighborhood, One Block from The Tides NYC - A New Luxury Apartment Development
- Within Two Blocks from Arverne by the Sea Retail Center & Surf Shops, the Beach & Popular Schools, and a Stop-and-Shop Supermarket
- One Block from the Beach 67th Street A-Train Station; Across the Street from the Beach Ferry Shuttle Bus
- Current Owner Has Demolished Existing Structures
- Residential Development Site with Approved Plans to Building a 4-Story, 5-Unit Building with a Roof Top Deck

PROPERTY INFORMATION

LOCATION	South side of Beach Channel Drive b/w B. 67 th & B. 68 th Streets
BLOCK / LOT	15915 / 52
LOT DIMENSIONS	33.3' x 100'
LOT SIZE (SF)	3,333 SF
ZONING	R5D
FAR (RESIDENTIAL)	2.0
MAX. BSF ZFA (APPX)	6,666 BSF
BSF per APPROVED PLANS	5,650 BSF
ASSESSMENT (24/25)	\$11,453
TAX RATE (CLASS 1)	20.0850%
TAXES (24/25)	\$3,505

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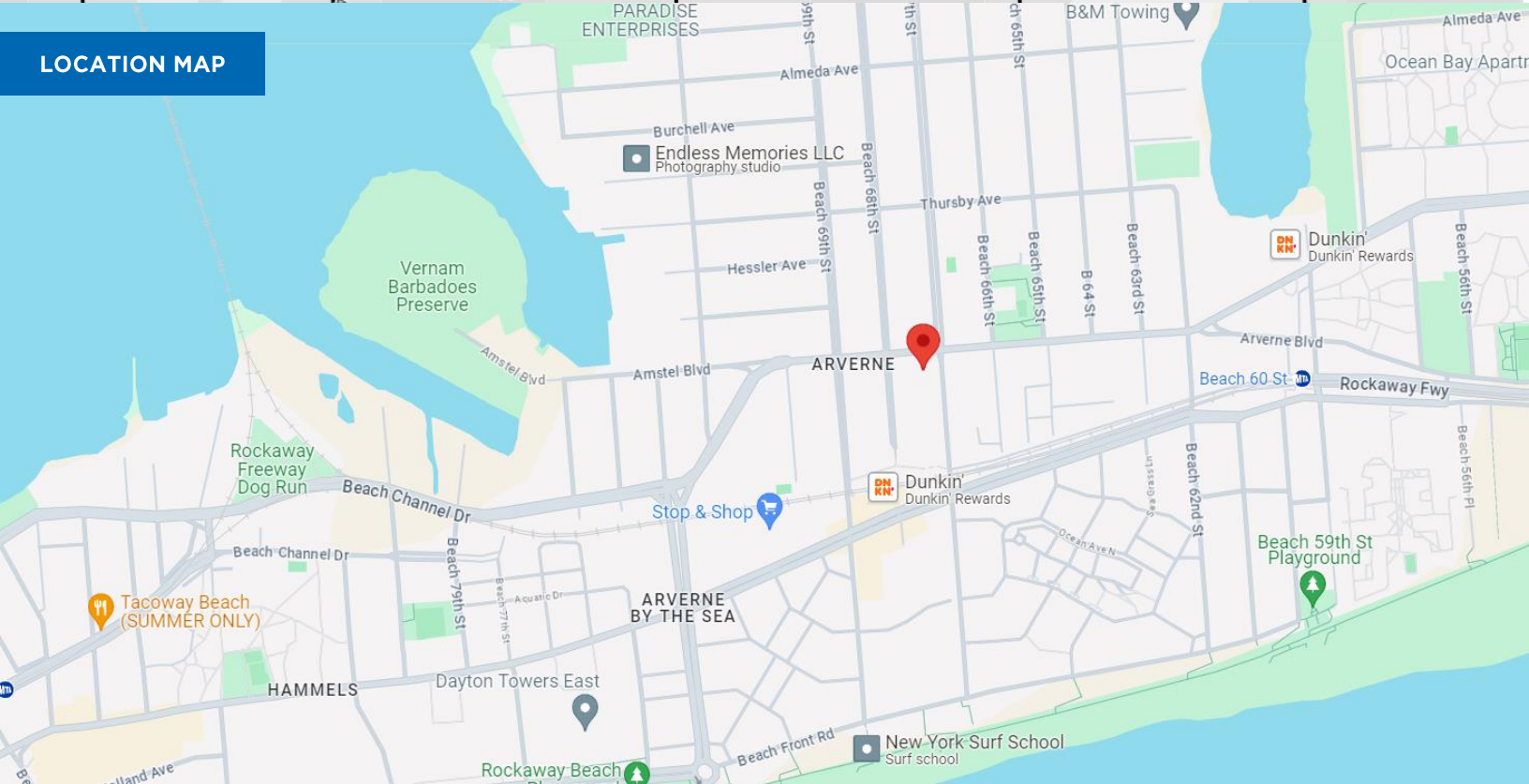
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TAX MAP



LOCATION MAP



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