



Douglas Elliman EST. 1911
RETAIL & COMMERCIAL

111-43 41st Ave., Flushing



Land For Sale

Lot Size:	25 x 100
Zoning:	R4
Land Use:	Garage

Sale Price:	\$399,000
Taxes:	\$5,480
Year Built:	1930

Comments: This “R4” zoned property that is situated only ½ Mile from CitiField is offered for sale for the first time in decades. There is a curb cut on this .06 Acre lot that measures 25 feet x 100 feet deep. There is a small garage on the property, that has a FAR of .75. This property has an easy access to all of the major thoroughfares within CitiField.

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Land for sale located within ½ mile of Citifield !

Page 2 Zoning Analysis:

R4 districts allow all types of housing at a slightly higher density than permitted in R3-2 districts. The Floor Area Ratio (FAR) of 0.75, plus an attic allowance of up to 20% for inclusion of a space under the pitched roof common to these districts, usually produces buildings with three stories instead of the two stories characteristic of R3 districts. To accommodate a potential third floor beneath a pitched roof, the perimeter wall in R4 districts may rise to 25 feet before being set back to the maximum building height of 35 feet.

Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to provide sufficient space for on-site parking and prevent parked cars from protruding on to the sidewalk. Detached houses must have two side yards that total at least 13 feet and each one must be at least five feet wide. Semi-detached buildings need one side yard with a minimum width of eight feet. The maximum street wall length for a building on a single zoning lot is 185 feet. One off-street parking space is required for each dwelling unit.

