

# 147-54 ASH AVENUE

## INVESTMENT OPPORTUNITY

2 Buildings including a  
church, parish house, and  
a garage



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The offering has been prepared exclusively by the listing agent, on behalf of the Owner, regarding the sale and purchase of the property described herein. Information contained herein is from sources deemed reliable but is subject to errors, commissions, change of price or terms, and withdrawal without prior notice at any time.



# 42-36 149th Street Development Opportunity

First time on the market over 100 years, the subject property consists of 2 buildings.

1- 147-44/46/48/50/52 Ash Avenue Aka 42-36 149th St. One-story with a lower level a walk-up with stucco/brick Community facility/church use building. Total gross building area of 6,735 sq. ft. of community facility use/church use from lower level to the first floor.

2- 147-54 Ash Avenue: 2.5 stories with a full unfinished cellar level community facility/ church use and residential use building. Renovated in recent years with modern updates. The first-floor area of 554 sq. ft. area is a community facility use church is existing and 435 sq. ft. area as residential use. The second floor has an area 988 sq. ft. as well as an attic level area has it area of 590 sq. ft. is a duplex level used as a single-family residential use with 7 bedrooms and 2.5 bathrooms. There are 2 detached car garage in the rear section of the improvement with approximately 400 sq. ft. The total gross building area above the grade level is 2,567 sq. ft.

The above-referenced site areas are located on the northwest corner with an Irregular site area tax lot with 150.01 feet of frontage along the south side of Ash Avenue and depth of 75 feet along the 149th St. containing a total site area of 13,750 sq. ft. or 0.32 acres.



**\$3,500,000**

Asking Price



(631) 624-3053



## Overview

|                   |                       |
|-------------------|-----------------------|
| Neighbourhood:    | Flushing              |
| Address:          | 147-54 Ash Avenue     |
| Zoning:           | R3X                   |
| FAR:              | 0.50                  |
| Total Floor Size: | 13,750 Sq. Ft.        |
| Lot Area:         | 0.32 Acre (Irregular) |
| Buildable Area:   | 9,302 Sq. Ft.         |
| Property type:    | Church/synagogue      |
| Year Built:       | 1940                  |



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# Flushing

Flushing is a neighborhood in the north-central portion of the New York City borough of Queens. The neighborhood is the fourth-largest central business district in New York City.

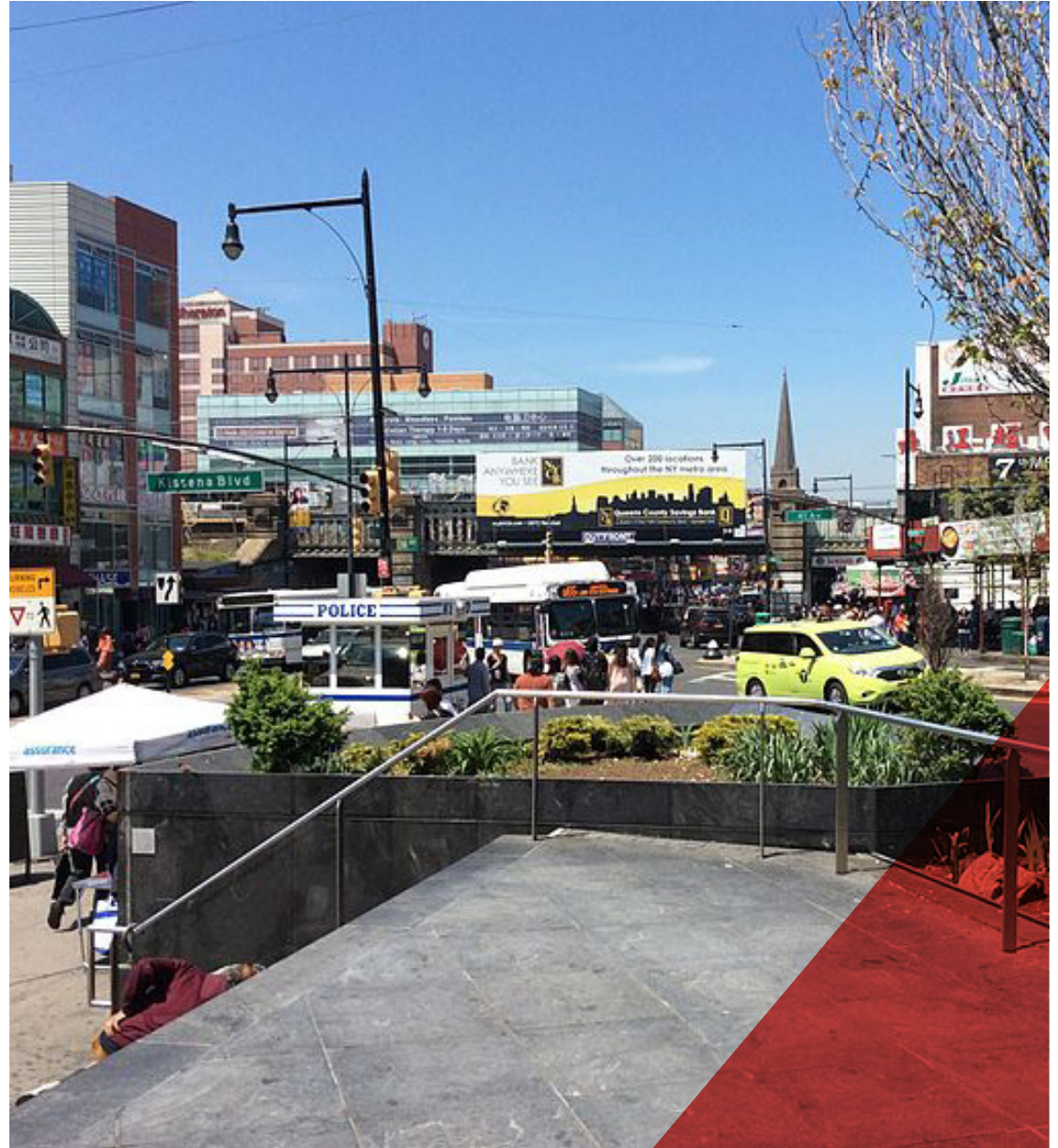
Downtown Flushing, a major commercial and retail area centered on the intersection of Main Street and Roosevelt Avenue, is the third-busiest intersection in New York City, behind Times Square and Herald Square.

Flushing contains numerous residential subsections, and its diversity is reflected by the numerous ethnic groups that reside there. Flushing is served by several stations on the Long Island Rail Road's Port Washington Branch, as well as the New York City Subway's IRT Flushing Line (7 and <7> trains), which has its terminus at Main Street.

Flushing is located in Queens Community District 7, and its ZIP Codes are 11354, 11355, and 11358. It is patrolled by the New York City Police Department's 109th Precinct.

Based on data from the 2010 United States Census, the population of Flushing was 72,008, an increase of 2,646 (3.8%) from the 69,362 counted in 2000. Covering an area of 853.06 acres the neighborhood had a population density of 84.4 inhabitants per acre (54,000/sq mi; 20,900/km<sup>2</sup>).

In January 2019, the New York Post named Flushing as New York City's "most dynamic outer-borough neighborhood".



# Interior Pictures



# Exterior Pictures



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