

# FOR SALE

95-16 101st Street  
(Aka 95-15 100th Street)  
Ozone Park, Queens

# 6,000 SF Warehouse



**Highlights:**

- Lot Dimensions: 50' x 122'
- Two Buildings
- Street to Street Access
- 14' Ceiling Height
- Gas Heat / Heavy Power
- Taxes: \$20,268 p/y
- Bldg Dimensions: 50' x 122'
- 4,000 SF (50' x 80') & 2,000 SF (50' x 40')
- Two Overhead Drive-In Gates
- R5 Zoning (FAR 1.5)
- C.O: "Clothing Manufacturing & Parking"
- C.O: "Auto Repair"

**Subway:** Six Blocks from the 104th Street / Liberty Avenue **A** Subway Station

**Asking Price:** \$2,280,000.00

**Jacques Wadler**  
Exclusive Agent:  
516-650-1123  
jwadler@krgnyc.com

**Vincent Lopez**  
Exclusive Agent:  
917-523-5772  
vlopez@krgnyc.com

**95-16 101ST STREET OZONE PARK, QUEENS**





**95-16 101ST STREET OZONE PARK, QUEENS**



## DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH QUEENS

DATE: 6/9/99

NO. 400885217

ZONING DISTRICT

This certificate supersedes C.O. No.

THIS CERTIFIES that the new—altered—existing—building—premises located at

95-16 101st Street

Block 9378 Lot 9

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	O.G.	60	--	--	17	COMM.	Clothing manufacturing and accessory offices
	O.G.	--	--	--	17E	COMM.	Six (6) accessory required enclosed off - street Parking

B Form 347 (Oct. 10/79)

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

## DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH QUEENS

DATE: 4/28/77

NO. 101602

ZONING DISTRICT R 5

This certificate supersedes C.O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at

95-16 101st Street

Block 9378 Lot 9

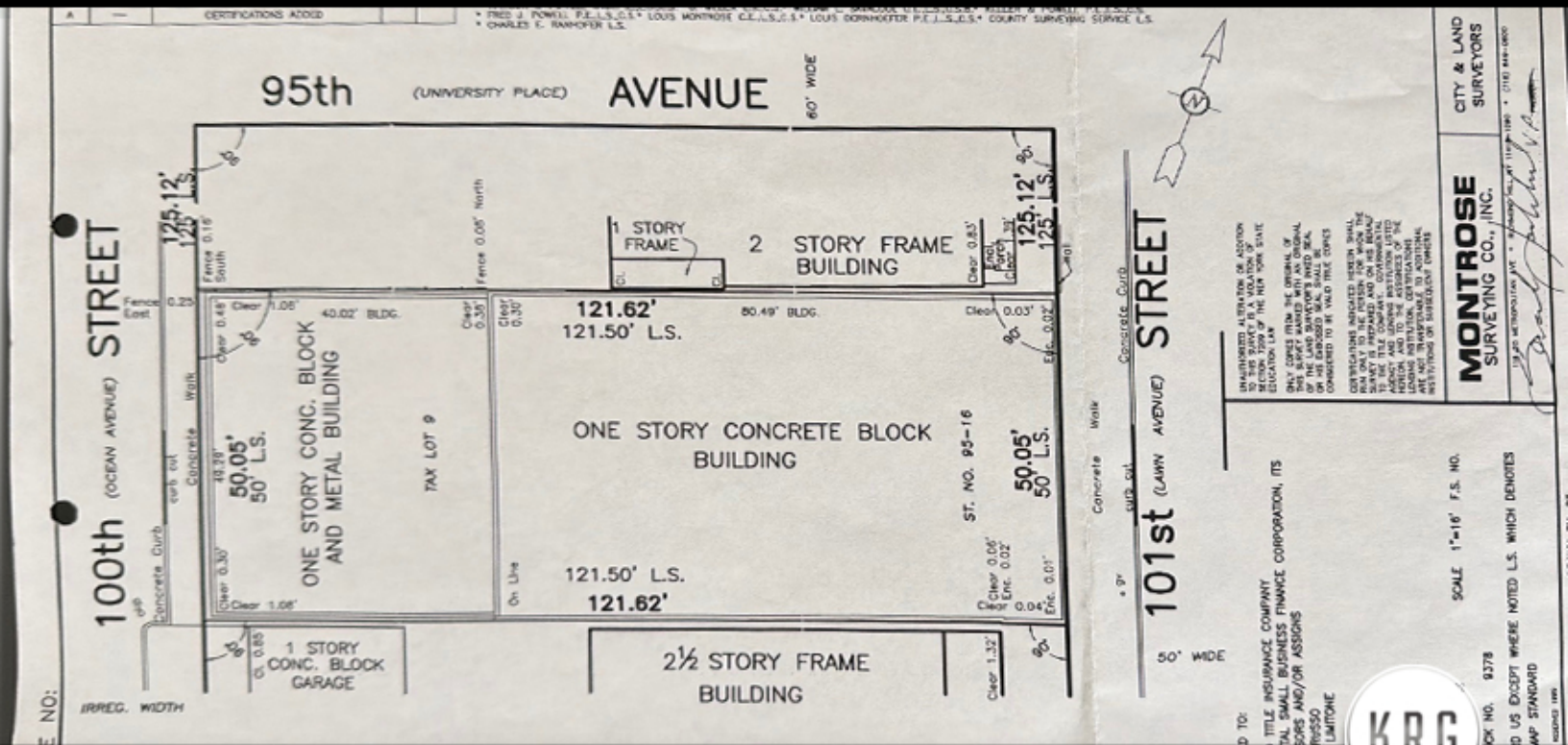
CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

### PERMISSIBLE USE AND OCCUPANCY ALT 306/76

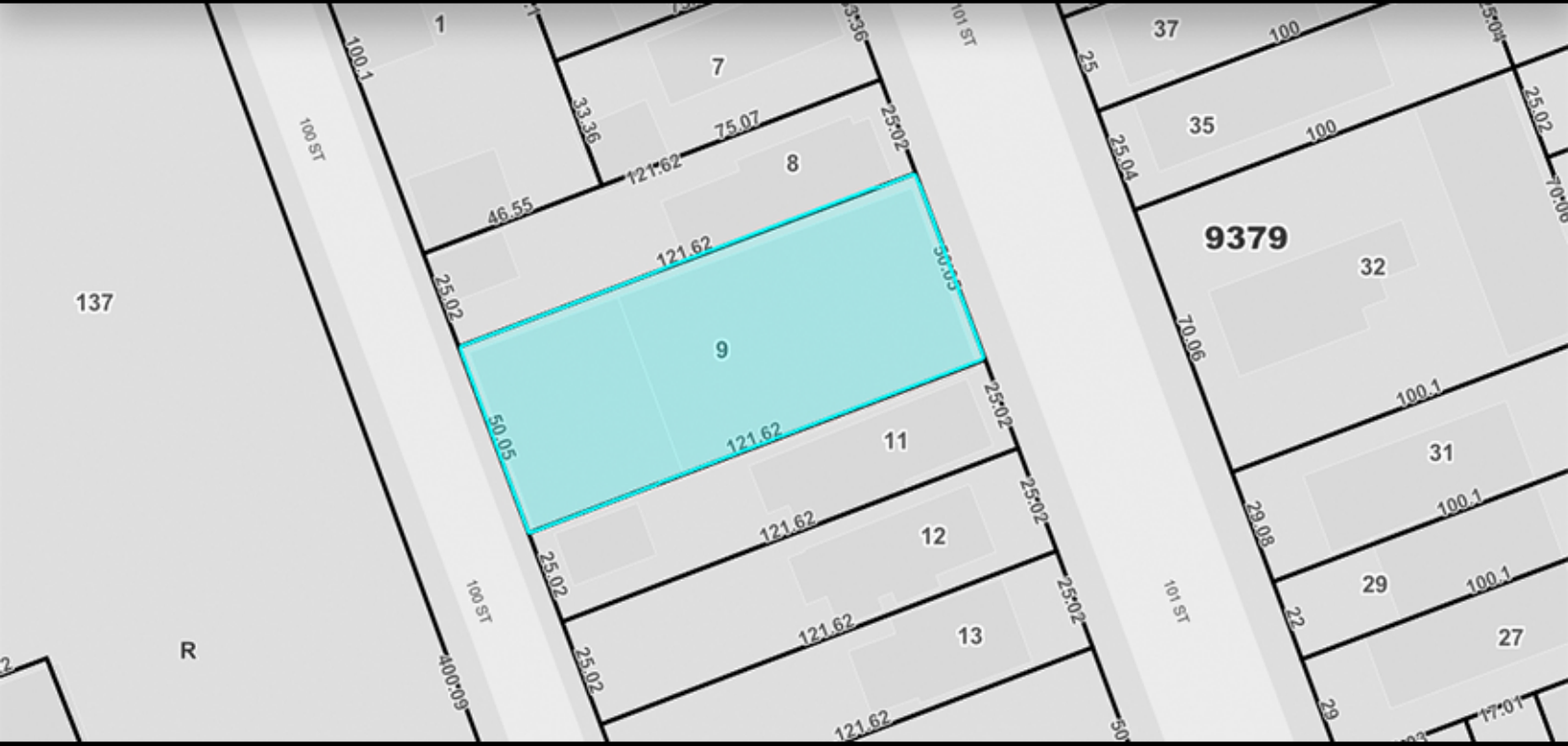
STORY	LIVE LOAD LBS PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1st	OG	4			16		AUTOMOBILE SERVICE AND REPAIR, AND ACC. OFFICE  REPAIR WORK TO BE LIMITED TO THE HOURS OF 9AM to 5PM PERFORMANCE STANDARDS APPLICABLE IN M-1 DISTRICT per Sec. 42-20 CZR to be COMPLETED WITHIN

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KRG



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