

Sales-Leasing-Appraisals

VICTOR D. WEINBERGER
 NYS Real Estate Professional. TOP 1% in USA
 E-mail: Victor@VictorWeinberger.com

917-806-7040

30 Years Experience:
Over 1,200 Transactions Closed.
 ★ ★ ★ ★ ★
Available 24 Hours -365 Days a Year
718-429-4400 (W) 917-831-4774 (eFax)

FOR SALE Prime Flushing Location Multi Family totally remodeled home.

144-01 Melbourne Ave, Kew Garden Hills, NY, 11367
 (Corner Main St. Only 800 feet to Queens College).

Price: \$1,150,000

SEE VIDEO: → <https://youtu.be/JavJI4VH5sU> (Highlight Link and Right Click to open)

Description: Prime Kew Garden Hills (Flushing) locale fully renovated 2 family semi-detached corner home, with a finished bsmt, located near all conveniences. 2nd floor has 2 set of balconies. Queens College, Shopping, buses, schools, etc, are steps away. Manhattan is a 20 minute drive via Long Island Expressway. Ideal for a professional office, or a nursery school as well.



The asking price for the property was based on the information obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study on this property pertaining to size, zoning analysis, etc.,

Sales-Leasing-Appraisals


VICTOR D. WEINBERGER
 NYS Real Estate Professional. TOP 1% in USA
 E-mail: Victor@VictorWeinberger.com

917-806-7040

30 Years Experience:
Over 1,200 Transactions Closed.

★ ★ ★ ★ ★
Available 24 Hours -365 Days a Year
718-429-4400 (W) 917-831-4774 (eFax)

Overview

1 Overview Hide	
Address	
Primary address	14401 Melbourne Ave
Alternate address(es)	144-01 A Melbourne Ave
Zip code	11367
Neighborhood	Kew Gardens Hills
Borough	Queens
Block & lot	06527-0002
	
Tax class	1
Property tax	\$14,786
Lot	
Lot sqft	2,273 i
Lot dimensions	58 ft x 50.64 ft
Ground elevation	75 ft
Corner lot	CR
Zoning	
Zoning districts	R4 i
Zoning map	14a
Building	
Building class	Two Family Frame (B2) i
Building sqft	3,162
Building dimensions	41 ft x 28 ft
Buildings on lot	1
Stories	2
Roof height	28 ft
Year built	2013
Year last altered	2015 i
Proximity	Semi-attached
Structure type	Row
Construction type	C BLCK + brick
Grade	C
Exterior wall	Brick/masonry
Exterior condition	Average
Basement type	Full
Basement square footage	762
Basement grade	Above grade
Use	
Residential units	2
Residential sqft	2,400
Average residential unit size	1,200
Certificate(s) of occupancy	Click here i
Floor Area Ratio (FAR)	
Residential FAR	0.75
Facility FAR	2
FAR as built	1.39 i
Allowed usable floor area	1,705
Usable floor area as built	3,159
Unused FAR	-1,454

The asking price for the property was based on the information obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study on this property pertaining to size, zoning analysis, etc.,

Sales-Leasing-Appraisals



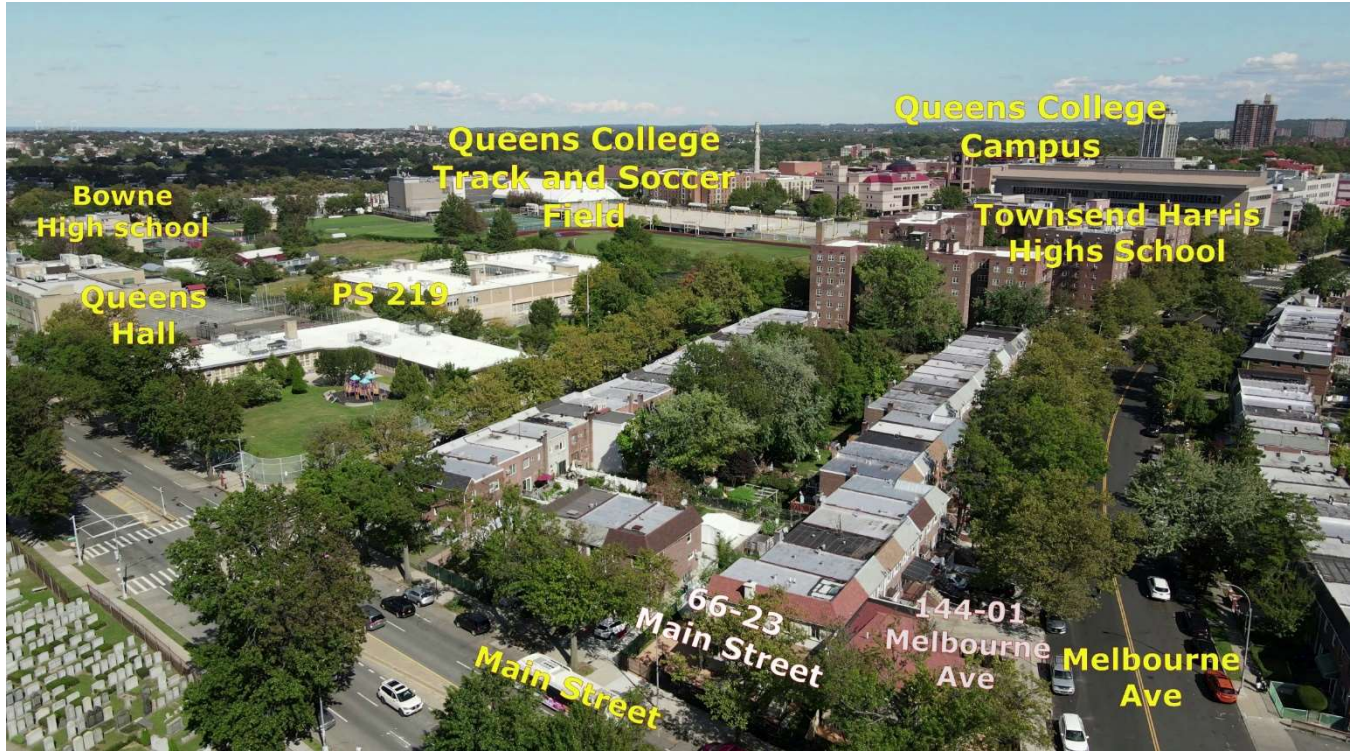
VICTOR D. WEINBERGER
 NYS Real Estate Professional. TOP 1% in USA
 E-mail: Victor@VictorWeinberger.com

917-806-7040



**30 Years Experience:
 Over 1,200 Transactions Closed.**

★★★★★
Available 24 Hours -365 Days a Year
718-429-4400 (W) 917-831-4774 (eFax)



Sales-Leasing-Appraisals



VICTOR D. WEINBERGER
NYS Real Estate Professional. TOP 1% in USA
E-mail: Victor@VictorWeinberger.com

917-806-7040



30 Years Experience:
Over 1,200 Transactions Closed.
★★★★★
Available 24 Hours -365 Days a Year
718-429-4400 (W) 917-831-4774 (eFax)



Sales-Leasing-Appraisals



VICTOR D. WEINBERGER
NYS Real Estate Professional. TOP 1% in USA
E-mail: Victor@VictorWeinberger.com

917-806-7040



30 Years Experience:
Over 1,200 Transactions Closed.
★★★★★
Available 24 Hours -365 Days a Year
718-429-4400 (W) 917-831-4774 (eFax)



Sales-Leasing-Appraisals



VICTOR D. WEINBERGER
NYS Real Estate Professional. TOP 1% in USA
E-mail: Victor@VictorWeinberger.com

917-806-7040



**30 Years Experience:
Over 1,200 Transactions Closed.**

★ ★ ★ ★ ★
Available 24 Hours -365 Days a Year
718-429-4400 (W) 917-831-4774 (eFax)



Sales-Leasing-Appraisals



VICTOR D. WEINBERGER
NYS Real Estate Professional. TOP 1% in USA
E-mail: Victor@VictorWeinberger.com

917-806-7040



**30 Years Experience:
Over 1,200 Transactions Closed.**

★★★★★
Available 24 Hours -365 Days a Year
718-429-4400 (W) 917-831-4774 (eFax)



Sales-Leasing-Appraisals



VICTOR D. WEINBERGER
NYS Real Estate Professional. TOP 1% in USA
E-mail: Victor@VictorWeinberger.com

917-806-7040



**30 Years Experience:
Over 1,200 Transactions Closed.**

★★★★★
Available 24 Hours -365 Days a Year
718-429-4400 (W) 917-831-4774 (eFax)

