

**FOR SALE: \$1,750,000**

**42-41 Judge Street Elmhurst, NY 11373**



### Property Information

<b>Block &amp; Lot</b>	01516-0044
<b>Lot Dimensions</b>	25' x 100'
<b>Lot Size</b>	2,500 SF
<b>Zoning</b>	R7B
<b>Total Buildable SF</b>	7,500 SF
<b>Residential FAR</b>	3.0
<b>Facility FAR</b>	3.0
<b>Taxes (19/20)</b>	\$6,599

### DESCRIPTION

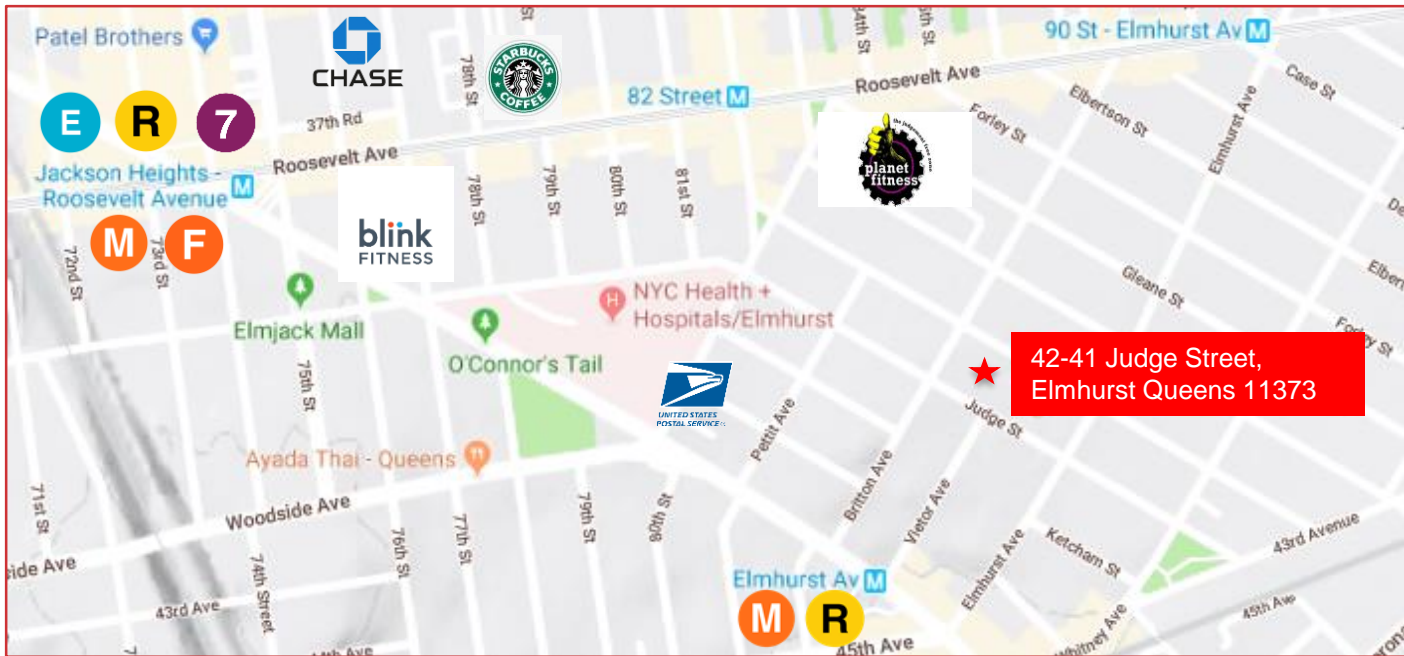
The subject property is a potential development site located on Judge Street between Britton and Elmhurst Avenues in Elmhurst, Queens. This property is zoned R7B allowing for a total buildable of 7,500 square feet as of right. The seller is currently demolishing a two story detached home that is on the lot and will be delivering the lot vacant upon sale. The seller is also in the process of filing for complete building plans that will be included in the sale.



**Anthony Musso**  
646.253.0960  
amusso@ergcre.com

### PROPERTY HIGHLIGHTS

- ◆ Ground Up Development Opportunity
- ◆ Complete Demo with Approved Plans
- ◆ 7,500 Buildable Square Feet as of Right
- ◆ Walking Distance to the Roosevelt Avenue/Jackson Heights Station:  
Access to 7, E, F, R, M Subway Lines.
- ◆ Minutes to the Woodside Long Island Rail Road Station
- ◆ Easy Access to the Q29, Q32, Q33, and Q55 MTA Bus Stops



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