

FOR SALE

SUBJECT: Vacant Lot - Beach Block Property

LOCATION: 141 Beach 25th Street
Beach 25th & 26th Street
between Seagrit Boulevard and Boardwalk
Far Rockaway, Queens NY 11691

BLOCK - LOT: 15817 - 18, 20, 21, 26, 83, 88

LOT SIZE (SF): 130,977

LOT SIZE (ACRES): 3.01

LOT SIZE DIMENSIONS: Irregular

ZONING: R6

TYPE OF OWNERSHIP: Fee Simple

TO BUILD AS OF RIGHT: Gross 150,000 square feet residential
(including parking and public area) and
50,000 square feet community facility
(including parking and public area)

TAXES: 4,516

TAX YEAR: 2005

FRONTAGE: 250' along Beach 25th & 300' along
Beach 26th Street

PRICE: \$10,000,000

REMARKS: Property has beautiful ocean view. Adjacent lot under construction.
15 stories, 132 apartments luxury building.