

FOR SALE

**RESIDENTIAL SUBDIVISION
4 LOTS FOR SINGLE FAMILY HOME DEVELOPMENT
SPRINGFIELD GARDENS
144th Avenue and N. Conduit Avenue
(off Springfield Boulevard)**

ARM REAL ESTATE GROUP



N. Conduit Side

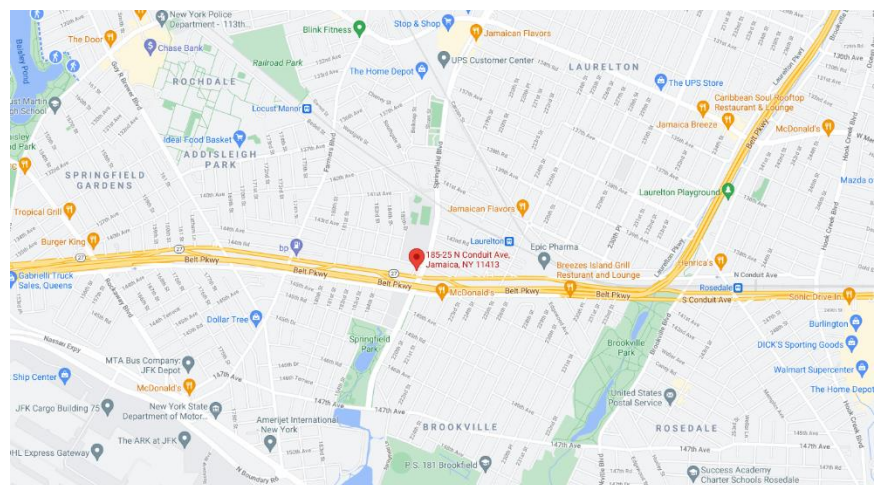


144th Avenue Side

OVERVIEW

ARM Real Estate Group has been hired as exclusive agent to sell (4) vacant lots ready for residential development. The property has been approved as a subdivision with 2 lots facing North Conduit Avenue and the other 2 facing 144th Avenue between Springfield Boulevard and 182nd Place.

Exclusive Agent:
Anand Melwan
ARM Real Estate Group LLC
894 6th Avenue, 6th Floor
New York, NY 10001
(212)-464-8815
Anand@armre.com



"All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice."

PROPERTY DESCRIPTION

The property consists of a vacant 15,259 SF lot being subdivided into (4) separate lots with a total of 7,730 buildable SF.

Block 13094	Lot 61	Lot 62	Lot 80	Lot 85
Frontage (ft.)	56.9	37.29	25.57	31.25
Street Facing	144th Avenue		N. Conduit Avenue	
Lot Size	6,585	3,624	2,552	2,497
Zoning	R3A			
FAR	0.5			
Buildable SF	3,293	1,812	1,276	1,249
Height Requirements	21 ft perimeter wall, 35 ft building height			
Minium Rear Yard	30 ft.			
Off-Street Parking Requirement	1	1	1	1

Price: \$900,000 (\$117 PBSF - \$225,000/lot)

