

# 116-14 MYRTLE AVENUE

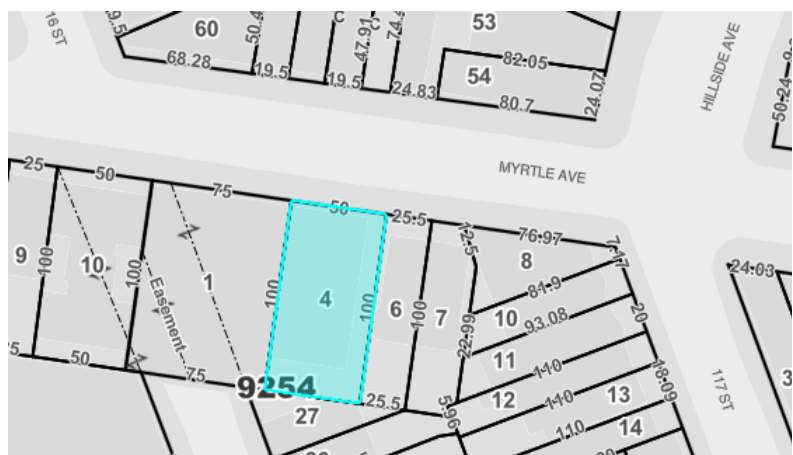
FOR SALE | MIXED-USE BUILDING | DELIVERED VACANT | RICHMOND HILL, NY



**ASKING PRICE:**  
**\$1,800,000**

5,100 SF | DELIVERED VACANT

The subject property is 5,100 square foot mixed-use medical building with 50' of frontage along Myrtle Avenue. It is currently used as a radiology center with a 1-BR apartment above.



**Property is ideal for a medical-user, professional use, religious facility, or other commercial use**



**Currently used as a radiology center; equipment can be sold with the property or removed by owner. List of to be provided upon request**



**There is a ramp in the rear and all the bathrooms are ADA compliant**



**Includes a renovated one-bedroom apartment with separate entrance from the rear of property**



**Ideally located - near Forest Park & the Van Wyck Expressway, only four blocks to the J & Z trains at 121<sup>st</sup> Street Station**

LOCATION	South Side of Myrtle Avenue between 115 <sup>th</sup> & 117 <sup>th</sup> Streets
BLOCK / LOT	9254 / 4
LOT DIMENSIONS	50' x 100'
LOT AREA (SF)	5,000
STORIES	3 plus Basement
BUILDING SIZE (SF)	5,100
RESIDENTIAL SF	700
COMMERCIAL SF	4,400
BUILDING CLASS.	O7
ZONING	R6B, C2-4

FAR (RESIDENTIAL)	2.0
TOTAL BUILDABLE SF	10,000
TENTATIVE ASSESSMENT (24/25)	\$358,200
TAX RATE (CLASS 4)	10.592%
TENTATIVE TAXES (24/25)	\$37,941

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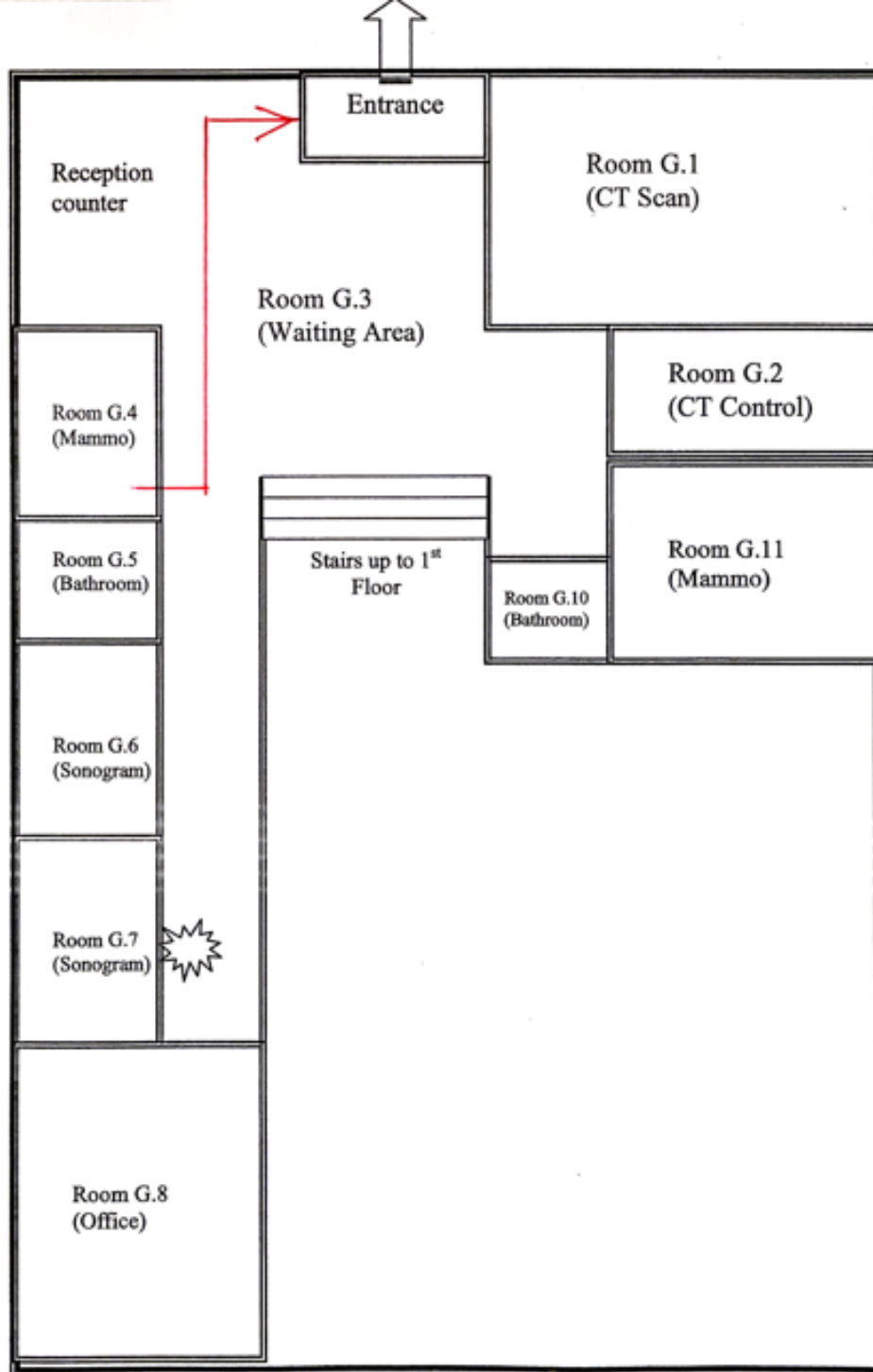
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Ground Floor Plan



FIRE EXTINGUISHER LOCATIONS INDICATED BY  SYMBOL.

EMERGENCY EXIT LOCATIONS INDICATED BY  SYMBOL.

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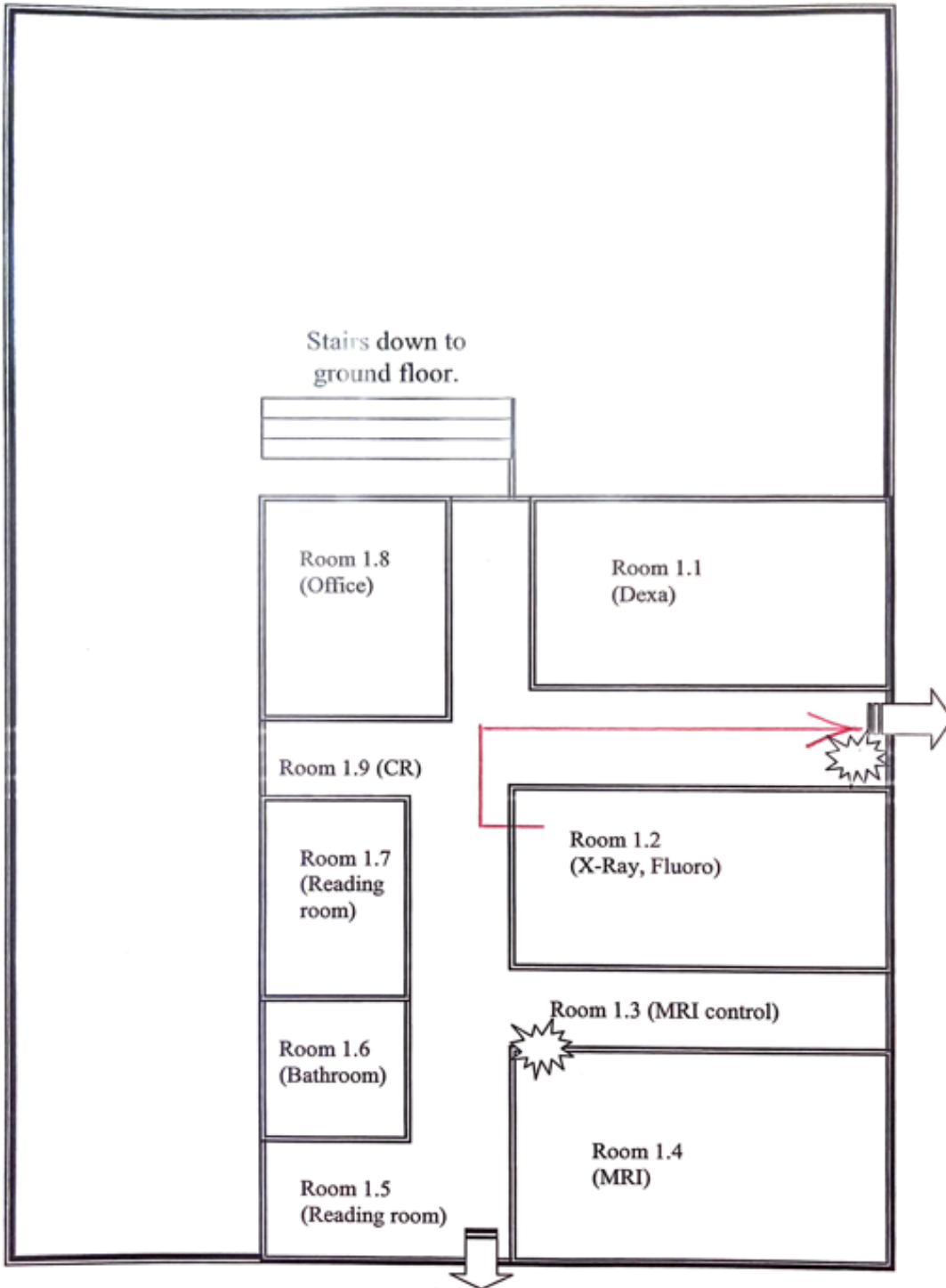
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## First Floor Plan



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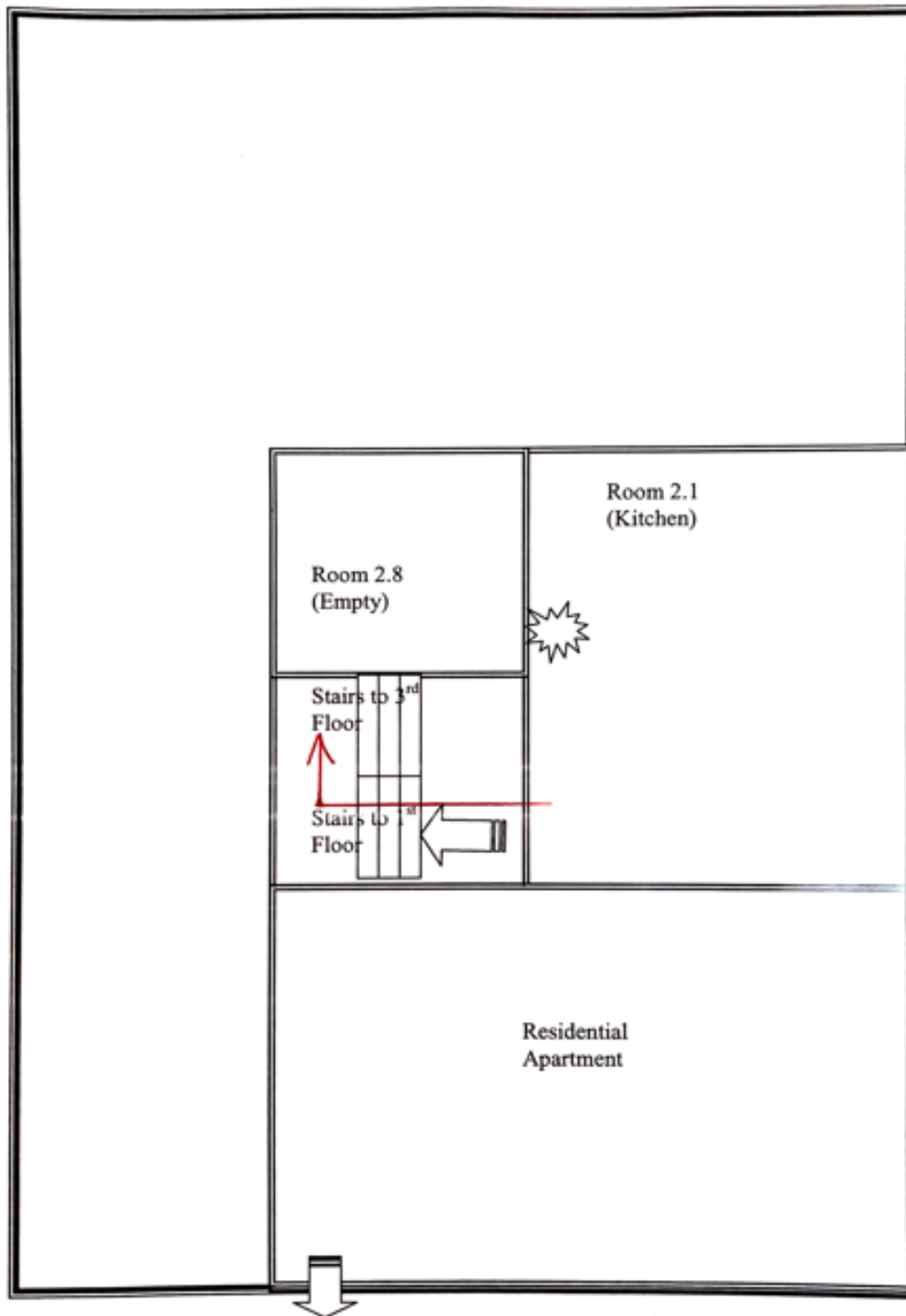
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
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## Second Floor Plan



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