

# 129-24 Merrick Blvd.

Jamaica, NY 11434

Offering Memorandum

Merrick Blvd.

130th Ave.



**COMMERCE**

REALTY GROUP

Licensed Real Estate Brokerage

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## Property Highlights

- Can Be Built To Suit
- Ideal QSR Opportunity
- Lot Size: 4,145 sq. ft.
- Lot Dimensions: 26.5 x 64.33 ft.
- Zoning: R5D, C2-3

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## Location

- LIRR Stops:
  - Locust Manor & St. Albans
- Bus Line Stops:
  - Q5, Q84, & Q85
- Major Cross Streets:
  - Merrick Blvd.
  - 130th Ave.
  - 129th Ave.

## Listing Team



**Jacob Ashkenazie**

C: 917-494-9707

E: [Jacob@comrealtygroup.com](mailto:Jacob@comrealtygroup.com)



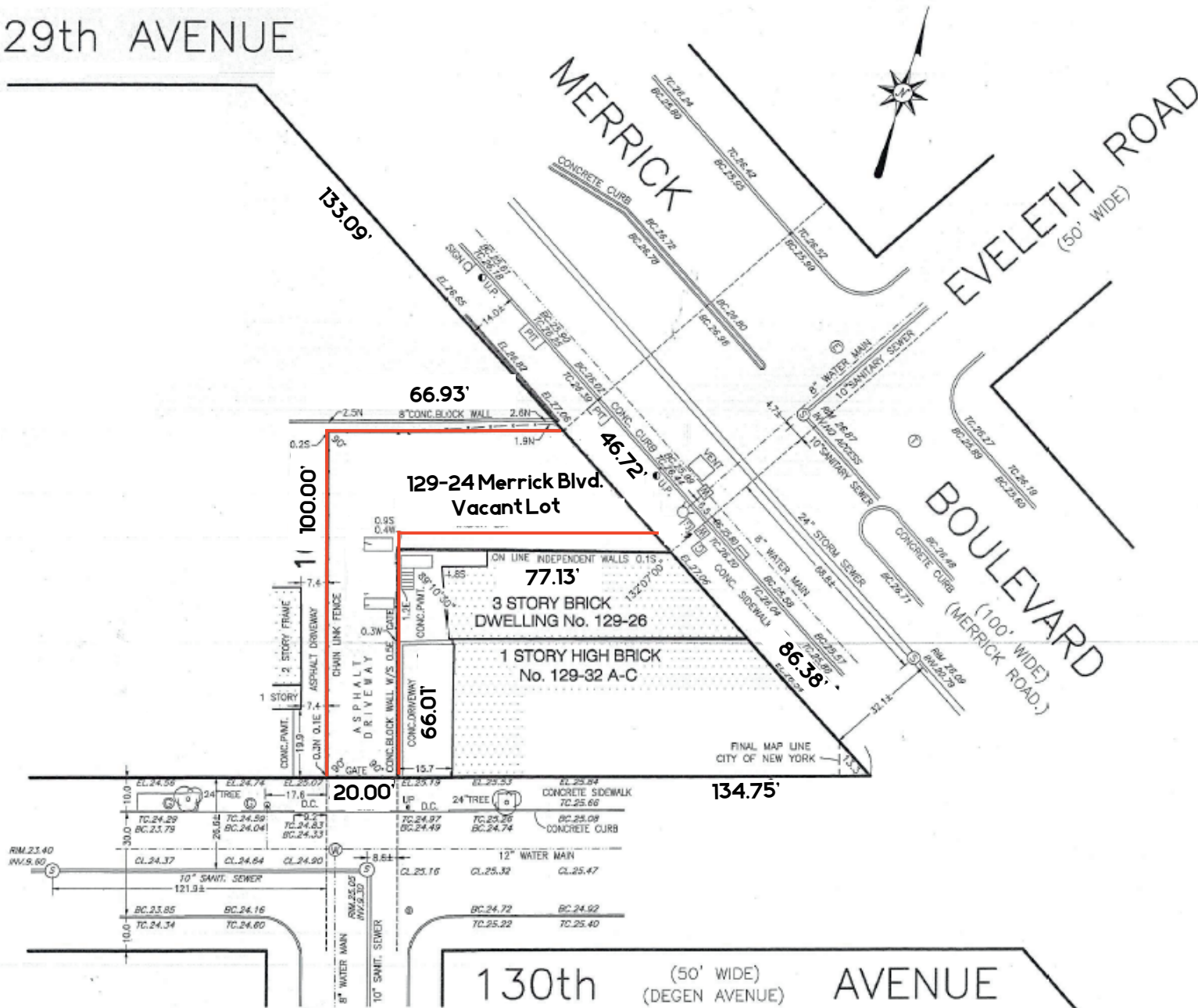
**Marc Richter**

C: 646-342-8959

E: [Marcrichter56@gmail.com](mailto:Marcrichter56@gmail.com)

# Land Survey

129th AVENUE



## ARCHITECTURAL SURVEY

SCALE: 1"=30'

CERTIFIED TO:  
NEW YORK CITY DEPARTMENT OF BUILDINGS

Total Lot Sq. Ft. = 4,145.95

### LEGEND

- G — GAS VALVE
- W — WATER VALVE
- EL — POINT ELEVATION
- BC — BOTTOM OF CURB ELEVATION
- TC — TOP OF CURB ELEVATION
- CL — CENTER LINE ELEVATION

### NOTES:

THIS SURVEY WAS PREPARED ONLY FOR JACOB ASHKENAZIE AND IS TO BE USED FOR MUNICIPAL PURPOSES ONLY.

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREIN SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
4. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
5. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROPRIATE ONLY. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGN IMPROVEMENTS.
6. NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED.
7. ALL ELEVATIONS ARE IN NAVD 1988.

DATE SURVEYED: 02/20/2018  
UPDATED: 11/16/2020

**ADRIAN S. LALSA L.S.**

4 DUNFORD STREET  
MELVILLE, N.Y. 11747

EMAIL: JBLMAPPING@GMAIL.COM  
TEL 516-503-9898

### TAX MAP

SECTION: 53	BOROUGH OF QUEENS
BLOCK: 12538	COUNTY OF QUEENS
LOT: 1	STATE OF NEW YORK

*Adrian S. Lalsa*  
11/19/2020

# Local Retailers



129-24  
Merrick Blvd.



# Property Photos

