

FOR SALE • QUEENS

137-11 234th Street

Rosedale, Queens

DETACHED PROPERTY OPPORTUNITY

LISTING PRICE
\$655,000

CO-BROKE WELCOME
2% TO BUYER'S BROKER

Listing agent will co-broker with fellow agents, subject to accepted offer terms and closing



3
BEDROOMS

2 FULL
1 HALF BATHROOMS

FINISHED BASEMENT
(NO KITCHEN)

PRIVATE DRIVEWAY
DETACHED GARAGE

BACKYARD

PROPERTY OVERVIEW

A detached, two-story home on an approximately 4,398 sq. ft. lot with driveway, garage, backyard, and finished basement. Located in Rosedale, Queens with convenient access to major roadways, transit, shopping, and neighborhood services. Sold strictly as-is and currently occupied. No interior showings available at this time. Do not disturb occupants.

PROPERTY HIGHLIGHTS

- ✓ Detached, 2-story home
- ✓ 3 bedrooms
- ✓ 2 full baths + 1 half bath
- ✓ Finished basement without kitchen
- ✓ Private driveway
- ✓ Detached garage
- ✓ Backyard
- ✓ Approx. 4,398 sq. ft. lot
- ✓ Approx. 1,319 sq. ft. current built area
- ✓ Gas + electric
- ✓ Roof from approx. 2010
- ✓ Water heater approx. 5 years old

EXPANSION POTENTIAL

Unused FAR. Value-add upside.

RESIDENTIAL FAR	0.75
CURRENT FAR	0.30
MAX BUILDABLE AREA	~3,299 sq. ft.
CURRENT BUILT AREA	~1,319 sq. ft.
ADDITIONAL BUILDABLE	~1,980 sq. ft.

All expansion, zoning, use, permitting, and development possibilities must be independently verified by buyer and buyer's professionals.

OFFER REQUIREMENTS

Offers should include the following:

- Current proof of funds
- Buyer attorney contact information
- Exact purchase name or purchasing entity
- Entity documents (LLC / corp)
- Confirmation of signing authority

- Proposed purchase price
- Proposed deposit amount
- Proposed closing timeline
- Written as-is / occupied acknowledgment

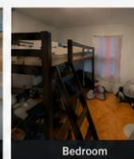
Incomplete offers may not be reviewed.



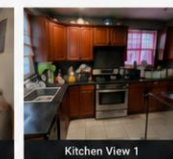
Boiler & Water Heater



Full Bathroom



Bedroom



Kitchen View 1



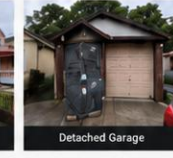
Kitchen View 2



Living Room

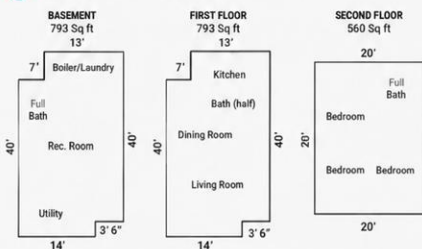


Driveway



Detached Garage

FLOOR PLAN & AREA SUMMARY



AREA CALCULATIONS SUMMARY			
LIVING AREA		CALCULATION DETAILS	
First Floor	793 Sq ft	13 x 7 =	91
Second Floor	560 Sq ft	20 x 33 =	660
Total Living Area (Rounded):	1,353 Sq ft	3 x 14 =	42
NON-LIVING AREA			
Basement	793 Sq ft	13 x 7 =	91
		20 x 33 =	660
		3 x 14 =	42



Sold strictly as-is. Currently occupied. Eviction proceedings have begun.

No interior showings are available at this time. Do not disturb occupants under any circumstances.

Buyer must perform independent due diligence regarding condition, occupancy, legal status, violations, taxes, zoning, financing feasibility, and any potential expansion or improvement plans.