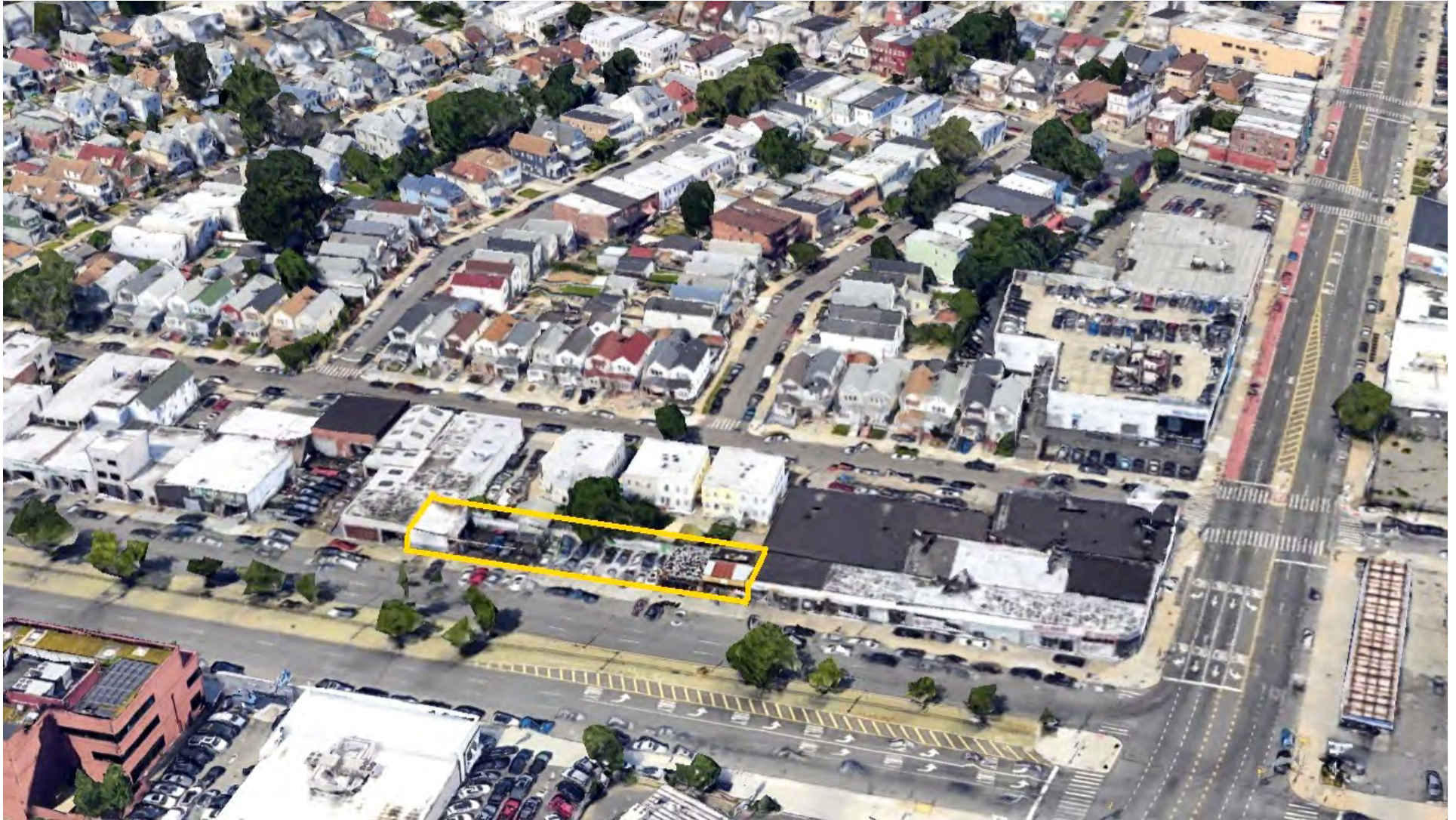




MODERN SPACES
Commercial + Investment Division



**MIXED USE/COMMERCIAL DEVELOPMENT SITE WITH 200' FRONTAGE ON QUEENS BLVD.
JAMAICA, QUEENS**

139-43 QUEENS BOULEVARD

JAMAICA, NEW YORK 11435



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MODERN SPACES COMMERCIAL + INVESTMENT DIVISION HAS BEEN EXCLUSIVELY RETAINED TO ARRANGE FOR THE SALE OF 139-43 QUEENS BOULEVARD. LOCATED IN JAMAICA, ON QUEENS BLVD. AND OFF HILLSIDE AVE., THE SITE IS CURRENTLY OPERATED AS AN AUTO REPAIR SHOP, BUT IT WILL BE DELIVERED VACANT. PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENTS HAVE ALREADY BEEN COMPLETED WITH NO REMEDIATION REQUIRED.

THE PROPERTY HAS A PROPOSED PLAN FOR AN "AS-OF-RIGHT" 5-STORY MIXED USE BUILDING WITH A GROSS FLOOR AREA OF 23,704 SF. THE ARCHITECT ENVISIONS THAT THE BUILDING WOULD CONSIST OF GROUND FLOOR COMMERCIAL SPACE, WITH UNDERGROUND PARKING, TOGETHER WITH 16 RESIDENTIAL UNITS ON THE 2ND THROUGH 5TH FLOORS, AS WELL AS AN AMENITY SPACE ON THE ROOF TOP. THE POTENTIAL ALSO EXISTS FOR OBTAINING AIR RIGHTS FROM THE ADJACENT REAR LOTS, THUS PERMITTING A MUCH LARGER DEVELOPMENT PROJECT.

A HIGHLY VISIBLE LOCATION WITH AN AVERAGE TRAFFIC VOLUME OF MORE THAN 20,000 VEHICLES PER DAY, THIS PROPERTY IS ALSO CONVENIENTLY LOCATED TO SEVERAL BUS AND SUBWAY LINES AND MANY RETAIL ESTABLISHMENTS.

PROPERTY SUMMARY

Block/Lot	9626/55
Lot Dimensions	200' x 30'
Lot Size	6,000 SF
Existing Buildings GFA	1,500 SF (approx.)
Number of Existing Bldgs.	4
Year Built	1931
Building Class	G2
Zoning	C4-3A (R6A equiv.)
FAR	3.00 (Residential) 3.00 (Commercial)
Maximum ZFA (as of right)	18,000 SF
Buildable GFA (as of right)	23,794 SF
Assessment (23/24)	\$268,830
Real Estate Taxes (23/24)	\$28,69.64
Tax Rate	10.646%
Tax Class	4

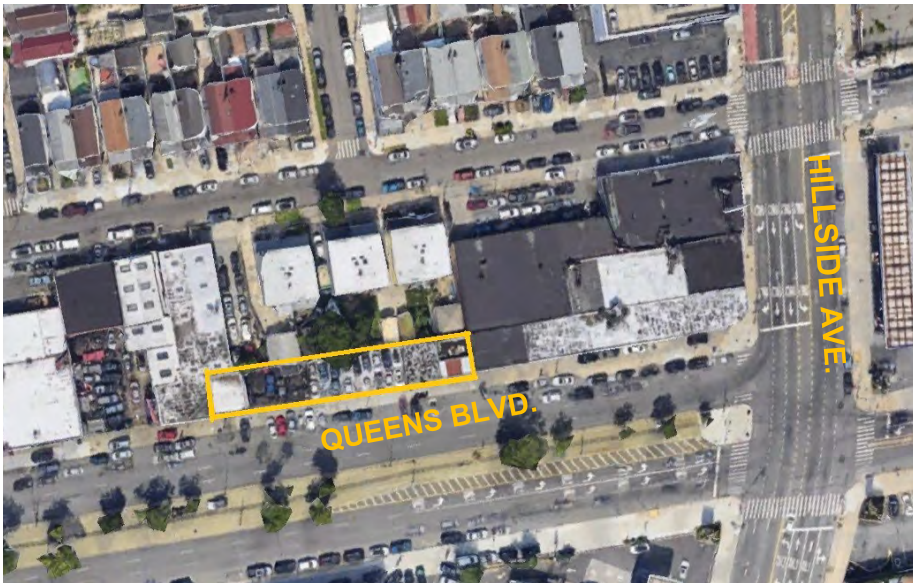
ASKING PRICE \$4,750,000

139-43 QUEENS BOULEVARD

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PROPOSED BUILDING FEATURES

Existing Gross Floor Area: 1,500 SF

Proposed Uses: Residential & Commercial

Proposed FAR: 3.00

Proposed ZFA: 18,000 SF

Proposed Gross Floor Area: 23,704 SF

Proposed Residential: 9,995 SF

Proposed Commercial: 3,059 SF

Proposed Building Height: 65 Feet/ 6-Stories

Proposed Dwelling Units: 14

Proposed Parking Spaces: 7

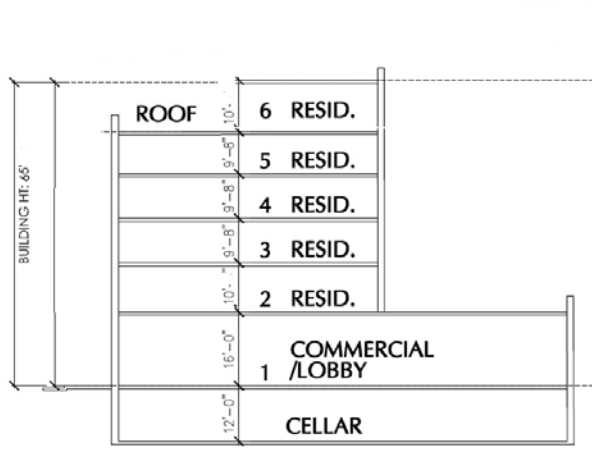
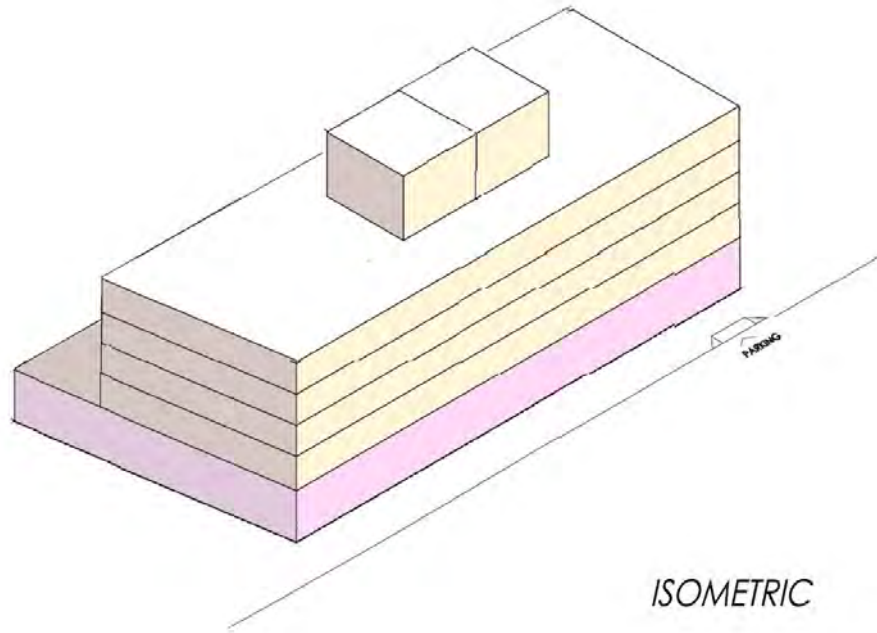
Lot Area: 6,000 SF

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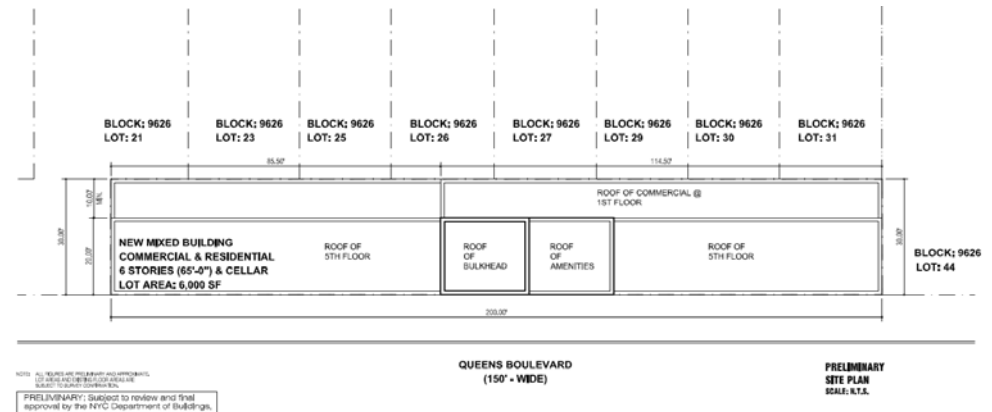


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Zoning District: C4-3A Residential Equivalent: R6A

LEVEL	USE	GROSS FLOOR AREA	DEDUCTIONS (SF)		Z.F.A. (SF)	F.A.R.
			MECHANICAL	Q.H.		
Cellar/Parking			N/A			
1 st Floor	Residential/ Commercial	645	9.68	100.00	635	0.11
		3,059	45.89		3,013	0.50
	Total	3,704	55.56	100.00	3,648	0.61
2 nd Floor	Residential	4,000	120.00	312.00	3,568	0.59
3 rd Floor	Residential	4,000	120.00	312.00	3,568	0.59
4 th Floor	Residential	4,000	120.00	312.00	3,568	0.59
5 th Floor	Residential	4,000	120.00	312.00	3,568	0.59
Main Roof	Residential/ Amenities	3,450				
		550	16.50	450.00	80	0.01
	TOTAL	4,000				
Bulkhead	Mechanical	550				
TOTALS		23,7045	552	1,898	18,000	3.00



THE ABOVE INFORMATION IS SOURCED FROM A ZONING STUDY AND ARE NOT APPROVED PLANS. THE PROPOSED STACKING PLANS ARE FOR EXAMPLE ONLY AND ARE NOT BUILDING PLANS.

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SITE PHOTOS



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RETAIL MAP



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SUBWAY/BUS MAP



MULTIPLE SUBWAY LINES SERVE JAMAICA. THE F TRAIN TERMINATES AT THE 179TH ST STATION. E, J AND Z TRAINS SERVE SUTPHIN BOULEVARD-ARCHER AVENUE AND THE JAMAICA CENTER-PERSON/ARCHER STATIONS

JAMAICA'S BUS NETWORK PROVIDES EXTENSIVE SERVICE ACROSS EASTERN QUEENS AS WELL AS POINTS IN NASSAU COUNTY, THE BRONX, THE ROCKAWAY'S, AND MIDTOWN MANHATTAN.





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FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:



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29-20 23RD AVENUE
ASTORIA

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. We strongly encourage you to do your own research and due diligence, including the measurement of the square footage of the property. ANY PROSPECTIVE BUYER SHOULD CAREFULLY INDEPENDENTLY VERIFY ALL OF THE INFORMATION CONTAINED HEREIN.