

144-28/36 Northern Boulevard

FOR SALE | PRIME DEVELOPMENT SITE | FLUSHING, QUEENS NY



 [SUBMIT OFFERS](#)





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Investment Summary

144-28/36 Northern Boulevard



The offering consists of two adjacent properties with a combined lot size of approximately 14,375.04 square feet, located on the south side of Northern Boulevard between Parsons Boulevard and 147th Street in Flushing, Queens. Delivered vacant with 100 feet of frontage on Northern Boulevard, this site presents a rare, clean-slate development opportunity in one of Queens' most active and supply-constrained markets. Situated in an R6/C1-2 zoning district, the property offers a range of as-of-right development options, including up to 39,634 buildable square feet under the wide street residential FAR, 56,063 buildable square feet under the City of Yes UAP residential FAR, 28,750 buildable square feet of commercial space, or up to 69,000 buildable square feet of community facility space. The site is also a prime candidate for rezoning to R7X/C2-4, which would increase the residential FAR to 6.0 and unlock up to approximately 86,250 buildable square feet. With multiple nearby rezonings already in motion, and the 5-Star Westin Hotel opening nearby, this offering represents a rare opportunity to secure a prominent mixed-use development site in the heart of Flushing—especially as the neighborhood continues to experience rapid growth, and long-term investment momentum.



Property Information

Address:	144-28/36 Northern Boulevard, Flushing, NY 11354
Location:	South side of Northern Boulevard between Parsons Boulevard and 147th Street
Neighborhood:	Flushing
Block / Lot	5014 / 18 and 22

Zoning:	R6 / C1-2
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Development Lot Dimensions:	100.10' X 155.23 Irregular
Combined Lot Size (SF)	14,375.04 SF

	FAR	As of Right	FAR	Proposed Rezoning
Zoning	R6 / C1-2		R7X/C2-4	
Residential	2.76	39,634 BSF		86,250 BSF
Residential FAR - City of Yes (UAP	3.9	56,063 BSF	6.0	86,250 BSF
Commercial	2.0	28,750 BSF	2.0	28,750 BSF
Community Facility	4.8	69,000 BSF	6.5	93,437 BSF
Total ZFA		68,992 BSF		93,437 BSF

			Total
Tax Assessment (25/26) Tentative	\$71,792	\$401,760	\$473,552
Tax Rate	20.085% (Class 1)	10.762% (Class 4)	
Taxes (25/26) Tentative	\$14,419.42	\$43,237.41	\$57,656.93

*All square footages are approximate, based on public records and client materials.

** Please refer to the data room for massing study conducted by Redflux



Investment Highlights



Prime candidate to be upzoned to R7X/C2-4 district, increasing the residential density increasing the FAR to 6.0 to 86,231 SF.



Mixed-use development site providing flexibility with 100' of frontage on Northern Boulevard.



Queens' first 5-star hotel, The Westin, located just blocks from the Site, elevates the neighborhood's hospitality and business appeal.



48,000 annual average daily traffic.



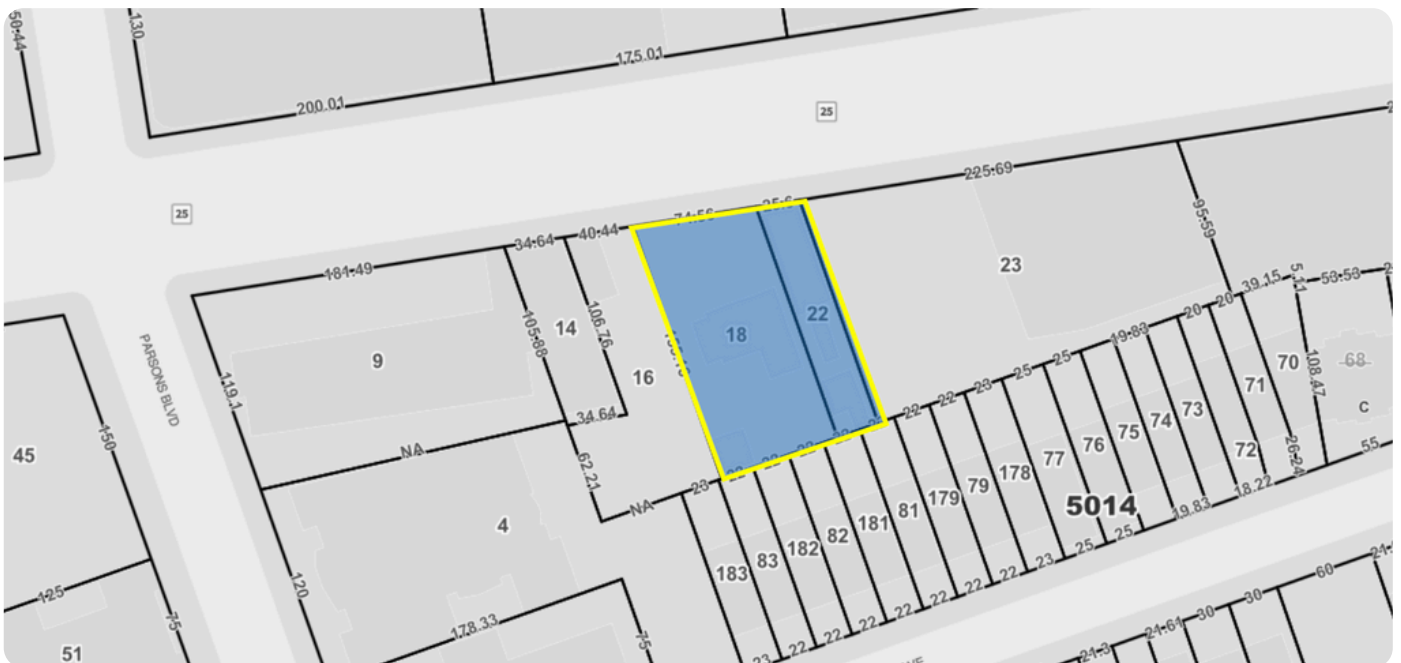
Located just a 10-minute walk to Downtown Flushing, surrounded by ongoing rezonings that highlight the area's accelerating development and demand.



Currently zoned R6/C1-2, allowing for a maximum mixed-use development of approx. 69,000 SF.



Surrounded by numerous new retail/residential developments, one of the very few parcels available.



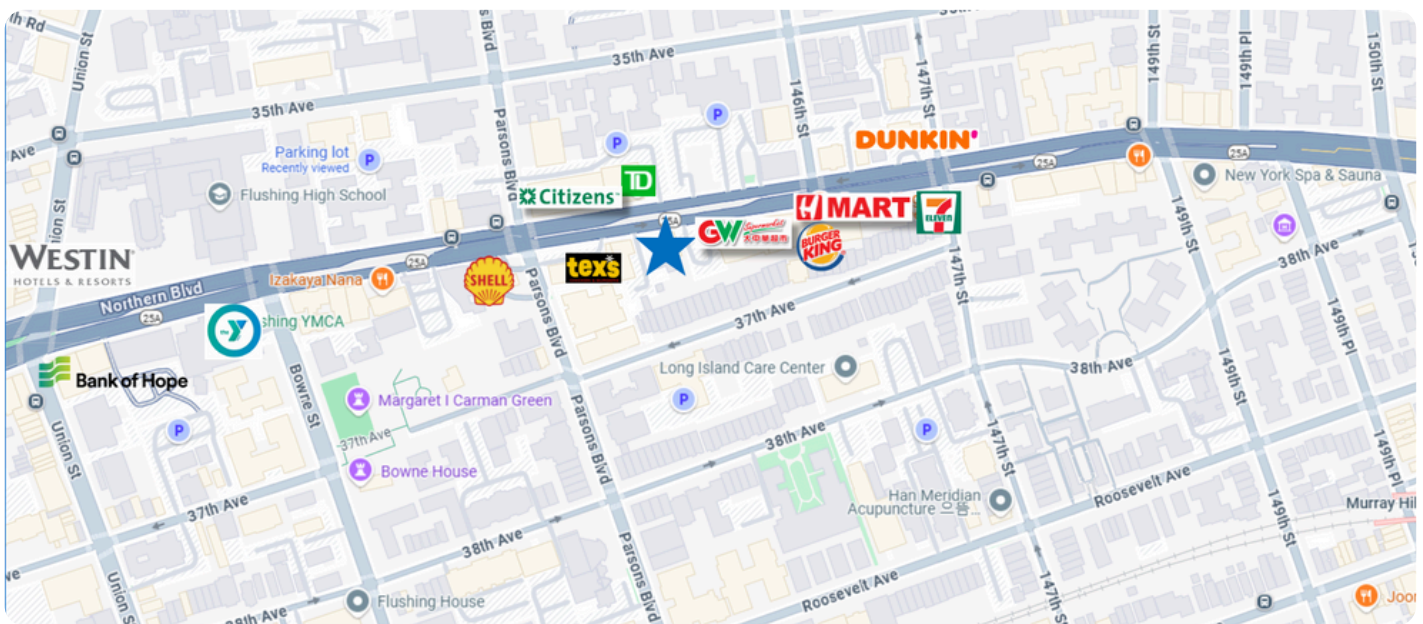
Neighborhood Overview

Flushing is a neighborhood in the New York City borough of Queens. While much of the neighborhood is residential, Downtown Flushing, centered on the northern end of Main Street, is a major commercial and retail area. It is recognized as the fourth-largest central business district in New York City.

Flushing's diversity is reflected by the numerous ethnic groups that reside there, including people of Asian, Hispanic, Middle Eastern, European, and African-American ancestry. It is part of New York's sixth congressional district and is served by five stations on the LIRR Port Washington branch, as well as the NYC Subway's Flushing Line (7 train), which terminates at Main Street and Roosevelt Avenue. The intersection of Main Street and Roosevelt Avenue is the third busiest intersection in New York City, behind Times Square and Herald Square.

Flushing is part of Queens Community Board 7 and the larger district of Flushing in Queens County. The area is bordered by Flushing Meadows-Corona Park to the west, Kissena Boulevard to the east, the Long Island Expressway to the south, and Willets Point to the north.

Located in the heart of Queens, this expansive district is the borough's most diverse neighborhood—a vibrant melting pot of people, cultures, and architecture. Offering excellent shopping, an active local community, unbeatable prices, and festive energy, Flushing is quickly becoming one of New York City's most exciting residential destinations.





Contact



Bob Knakal

Chairman & CEO
BKREA
[917.509.9501](tel:917.509.9501)
bk@bkrea.com



Thomas A. Donovan

President
Meridian Investment Sales
[605.502.3481](tel:605.502.3481)
tdonovan@meridiancapital.com



Seth Samowitz

Chief Operating Officer
BKREA
[203.581.1216](tel:203.581.1216)
seth@bkrea.com



Tommy Lin

Vice President
Meridian Investment Sales
[646.502.3484](tel:646.502.3484)
tlin@meridiancapital.com



Eugene Kim

Vice President
Meridian Investment Sales
[646.502.3483](tel:646.502.3483)
ekim@meridiancapital.com



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