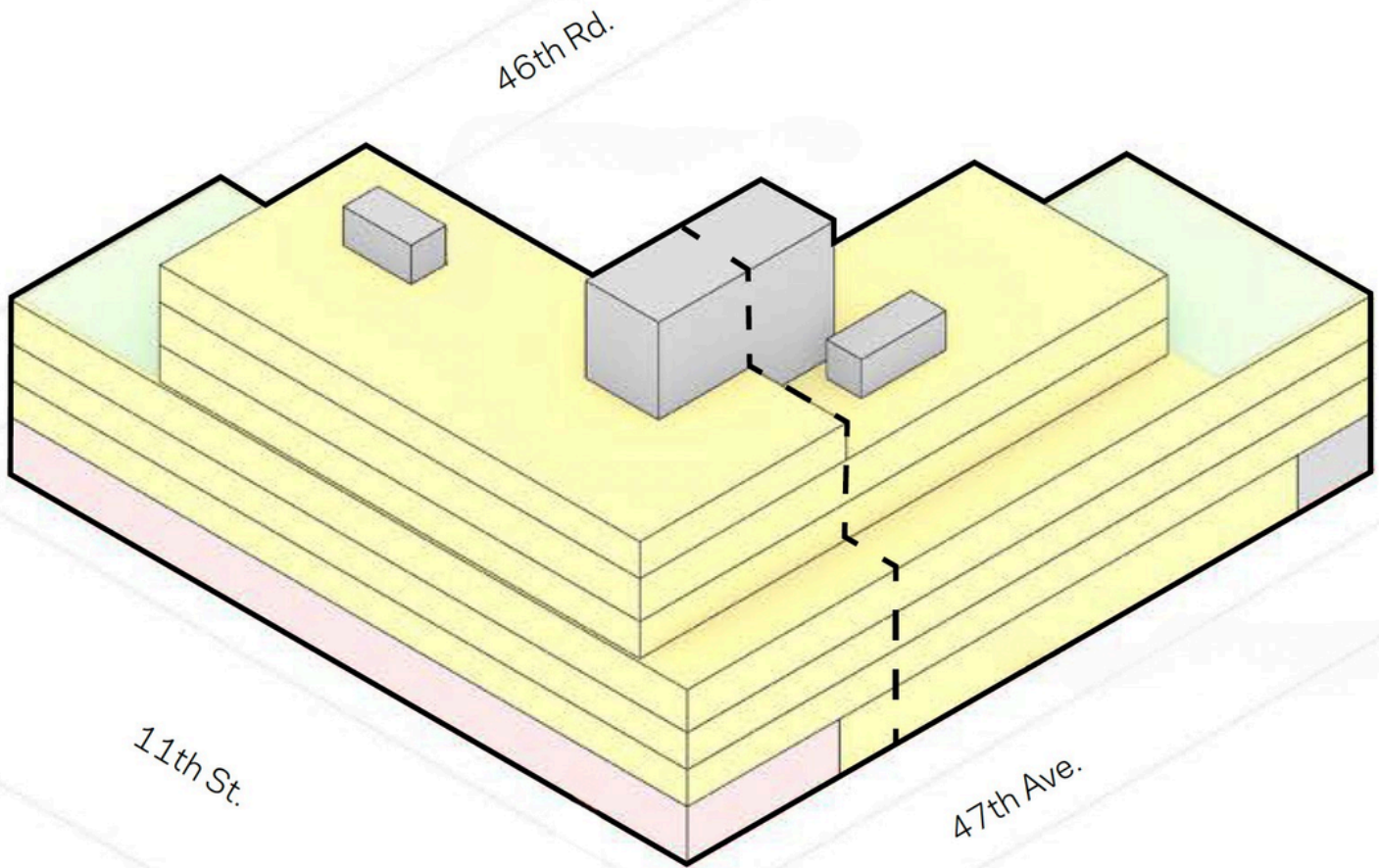


11-15 47th Avenue & 11-18 46th Road

11-15 47th Avenue & 11-18 46th Road, Long Island City, NY 11101



**Development
Opportunity
in Long Island City**



BKRE



For Sale: Guidance Upon Request



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by BKREA in compliance with all applicable fair housing and equal opportunity laws.



BKREA

Property Description

➤ 11-15 47th Avenue & 11-18 46th Road

BKREA has been exclusively retained to arrange the sale of 11-15 47th Avenue & 11-18 46th Road (the "Site"), a premier development opportunity in Long Island City, Queens.

The offering comprises two contiguous parcels with wraparound frontage along 47th Avenue, 46th Road, and 11th Street. The Site presents significant residential development potential, offering 81,479 square feet of ZFA as-of-right at 2.83 FAR, with a maximum of 100,294 square feet of residential ZFA at 3.49 FAR with UAP. This accommodates a substantial project with the flexibility of a rental or condo development.

Positioned just beyond the OneLIC rezoning area, the Site remains governed by its existing as-of-right zoning while standing to benefit from the growth, investment, and neighborhood evolution anticipated under the broader OneLIC framework.

Situated within Long Island City's rapidly evolving market, the Site directly benefits from robust demand drivers and ongoing neighborhood momentum. With prime access to multiple transit options including the E, F, 7, and G subway lines, the Long Island Rail Road at Hunterspoint Avenue, and convenient proximity to Metro-North connections at Grand Central Terminal, the location provides seamless connectivity to Manhattan, Brooklyn, and the greater New York metropolitan area.

Neighborhood amenities, parks, and ongoing public and private investment support strong market fundamentals and durable long-term growth prospects. This is a rare opportunity to acquire a premier development site in the core of one of New York City's most dynamic submarkets, positioned to capture the full upside of Long Island City's continued evolution.



PROPERTY INFORMATION

Address:	11-15 47th Avenue & 11-18 46th Road
Location:	Located on a block-through site on the east side of 11th Street, from 47th Avenue to 46th Road
Neighborhood:	Long Island City
Block / Lot:	56/18,35

BUILDING INFORMATION

	Lot 18	Lot 35	Total
Lot Dimensions:	202' x 199'	25' x 100'	227' x 199'
Lot Square Footage:	26,242	2,500	28,742
Zoning:	M1-4/R6B,M1-4/R7A,LIC	M1-4/R6B,M1-4/R7A,LIC	M1-4/R6B,M1-4/R7A,LIC
Existing Building	20,000	2,000	22,000

AS OF RIGHT

	Residential	Residential (UAP)	Community	Commercial	Total / Max
FAR:	2.83	3.49	2.83	2.00	3.49
ZFA:	81,479	100,294	81,479	57,484	100,294

	Lot 18	Lot 35	Total
Assessment (25/26):	\$1,444,770	\$126,000	\$1,570,770
Real Estate Taxes (25/26):	\$156,729	\$13,668	\$170,397

* Note the Lot Dimensions and Lot Square Footages are per public record. All measurements are subject to confirmation by architectural survey

Highlights & Tax Map



Wraparound Frontage

Prominent frontage across three streets providing exceptional visibility and Prominent three-street frontage along 47th Avenue, 46th Road, and 11th Street provides exceptional visibility, enhanced light and air exposure.



Development Scale

81,479 buildable square feet as-of-right, with a path to 100,294 square feet with UAP, across a 28,742 square foot block-through lot supporting residential rental (under 99 units per building), condominium, or community facility development.



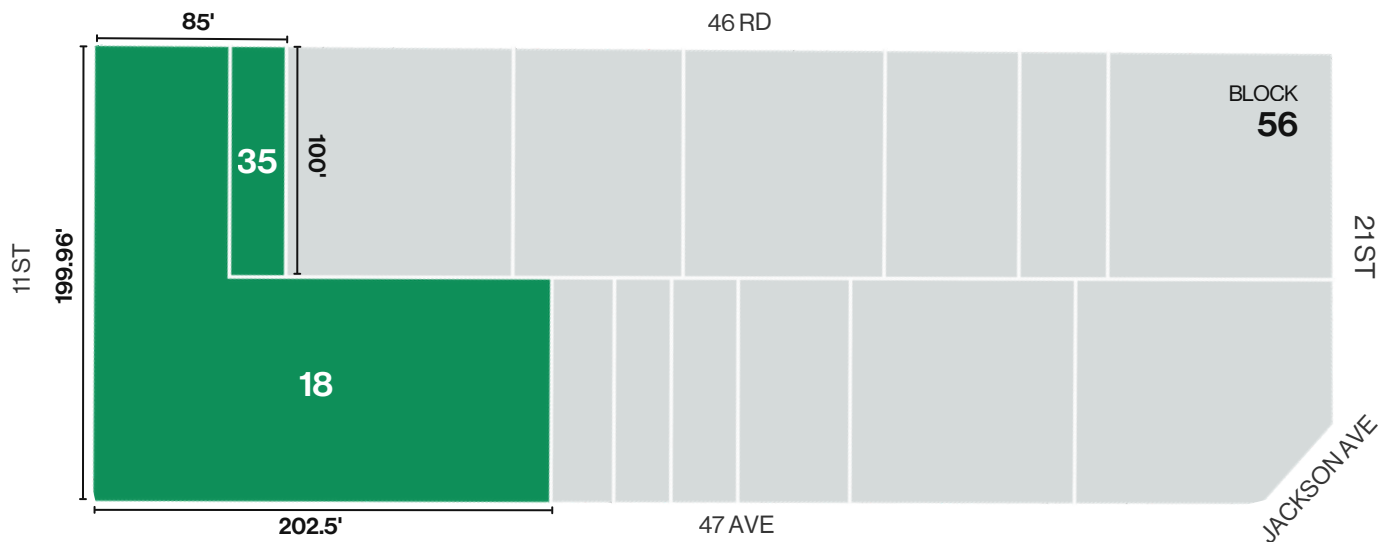
Prime Long Island City Location

Positioned just beyond the OneLIC rezoning area, the Site benefits directly from accelerating neighborhood investment, including an expanded waterfront and new restaurant and retail development driven by one of New York City's most significant recently approved rezonings.



Prime Transit Connectivity

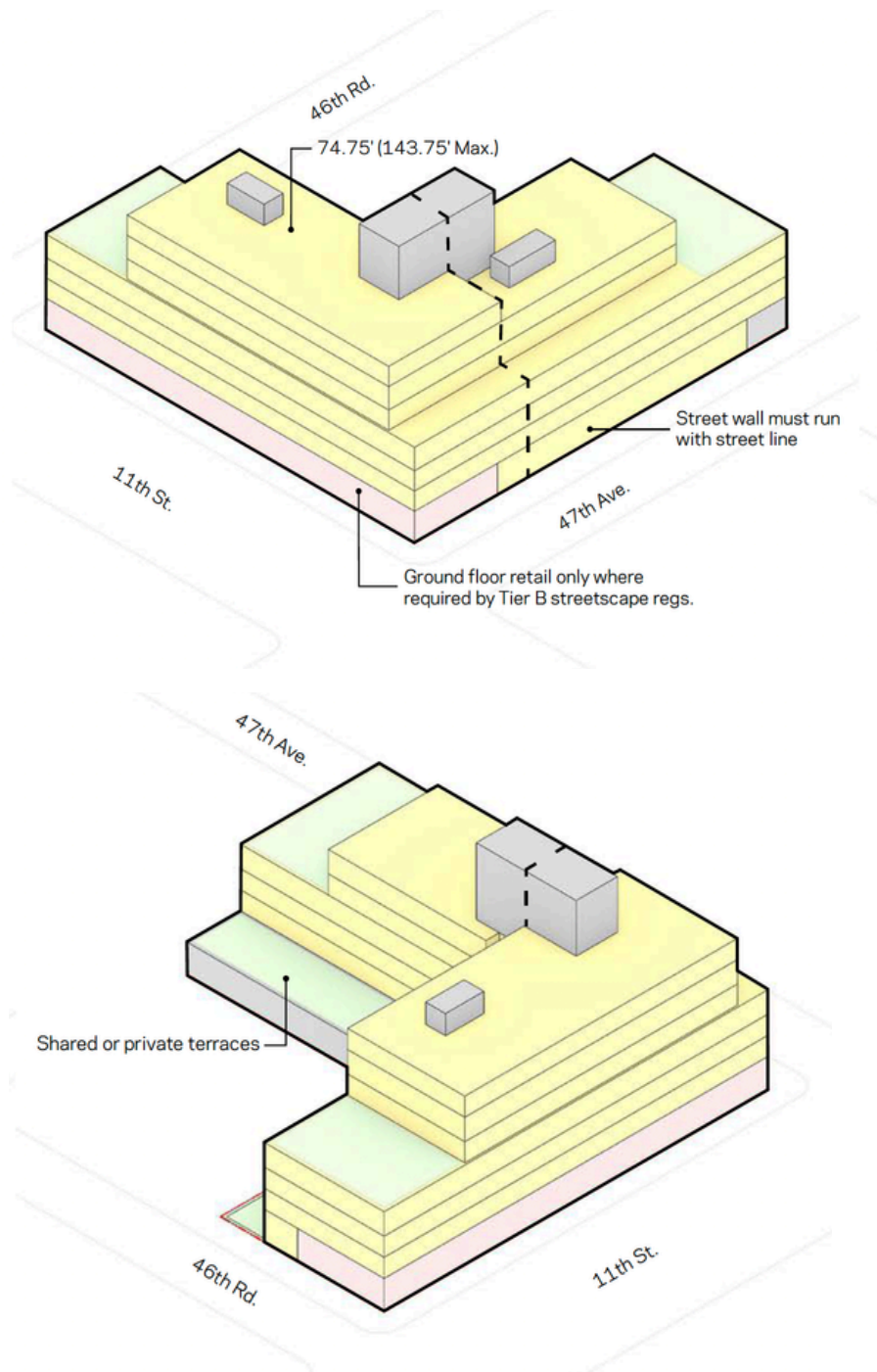
Immediate access to the LIRR and multiple subway lines, including the 7, E, F, and G trains, providing direct, one-stop access to Grand Central in Midtown Manhattan, and seamless connections to Brooklyn and the broader NYC metro area.



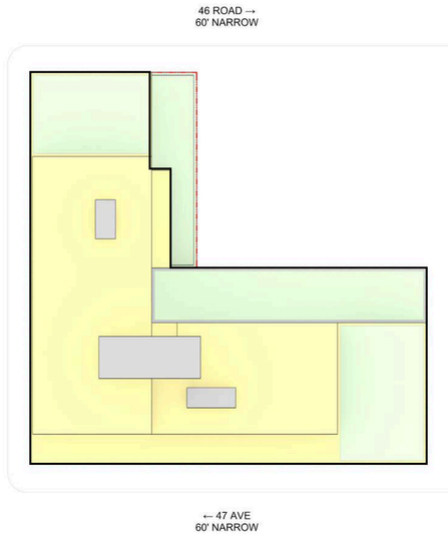
Massing Study

Option 1 | 2x Mixed-Income Rental Building (<99 Units ea.)

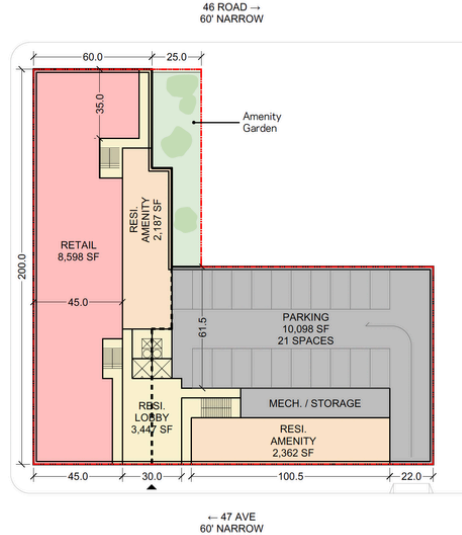
MASSING



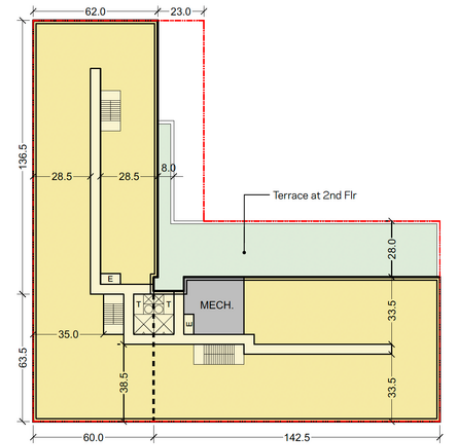
ROOF PLAN



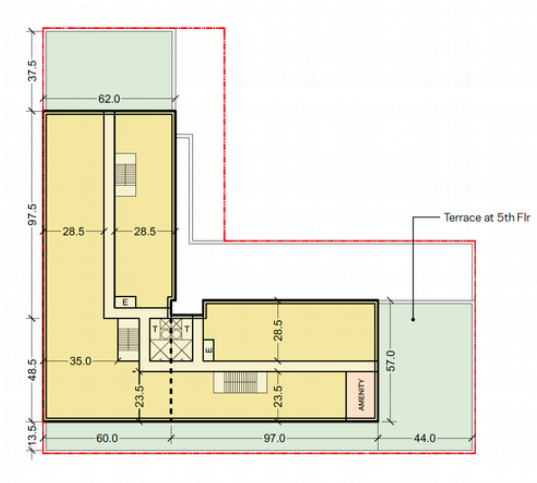
GROUND FLOOR PLAN



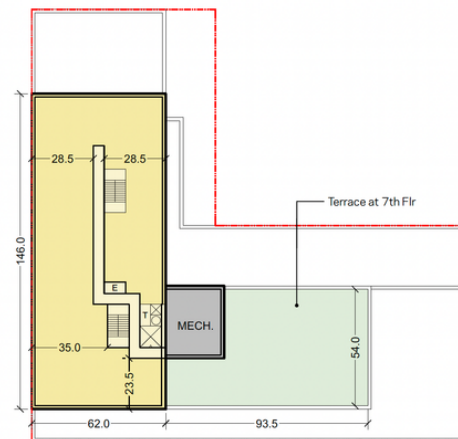
LOWER FLOOR PLAN



UPPER FLOOR PLAN



7TH (TOP) FLOOR PLAN



AREA CHART (CONTINUE ON NEXT PAGE)

Floor	Measurement of Height		Height from Baseplane	TOTAL		PARKING		RETAIL	
	Height	Elevation		GSF	ZSF	GSF	SPACES	GSF	ZSF
Top Blkhd Roof	25.00	99.75 74.75 74.75		- - 1,000	- - -				-
7	11.00	63.75	63.75	9,050	7,866				-
6	9.50	54.25	54.25	13,800	12,460				-
5	9.50	44.75	44.75	13,800	12,110				-
4	11.00	33.75	33.75	22,409	20,639				-
3	9.50	24.25	24.25	22,409	20,639				-
2	9.50	14.75	14.75	22,409	20,639				-
1	14.75	0.00	0.00	26,742	11,221	10,098		8,598	8,426
Above Grade Total NO ULEB				131,619	105,573	10,098	-	8,598	8,426
ULEB DEDUCTION					5,279				421
Above Grade Total ULEB				131,619	100,294			8,598	8,005
TOTAL				131,619		10,098	-	8,598	

Total Over / Under NO ULEB	(5,278)
Total Over / Under WITH ULEB	0

FLOOR AREA CALCULATION	PERMITTED	
	FAR	ZSF
Residential	3.49	100,295
Community Facility	2.83	81,479
Commercial	2.00	57,484
Maximum	3.49	100,295
	PROPOSED*	
Residential	3.21	92,290
Community Facility	0.00	-
Commercial	0.28	8,005
Total	3.49	100,294
Zoning Lot Area	28,742.00	

AREA CHART

RESIDENTIAL													
Floor	GSF	Deductions						ZSF	%	Core/ Corridor	Rentable/ Sellable	Efficiency	Units
		Mech	Corridors	Amenity	Trash	Misc	Total						
Top Blkhd Roof	1,000	- - 1,000					- - 1,000	- - -	100%	1,000	- - -		
7	9,050	453	630			102	1,184	7,866	13%	1,328			
6	13,800	690	650				1,340	12,460	10%	1,929			
5	13,800	690	650	350			1,690	12,110	12%	1,929			
4	22,409	1,120	650				1,770	20,639	8%	1,929			
3	22,409	1,120	650				1,770	20,639	8%	1,929			
2	22,409	1,120	650				1,770	20,639	8%	1,929			
1	8,046	402		4,250	300	299	5,251	2,795	65%	8,046			
Above Grade Total NO ULEB	112,923	6,596	3,880	4,600	300	400	15,776	97,147	14%	20,019	92,904	82%	133
ULEB DEDUCTION								4,857					
Above Grade Total ULEB	112,923							92,290	18%				
TOTAL	112,923												

Mech	Corridors	Amenity Max*	Trash Max***	Misc
5%	TBD	4,614	398	TBD
Mail Room Size (2.15 SF / Unit)				285
Package Room Size (.95 SF / Unit)				126
Min Amenity (3% Res ZFA)**				2,769
Required Res Bike Spaces (50% of Units)				66
Max Bike Room Deduction****				990
*Amenity Max = 5% of the maximum permitted res ZSF less proposed non-residential floor area				
**Amenity Min = 3% of the maximum permitted res ZSF less proposed non-residential floor area				
***Trash deduction cannot exceed the area of the total number of proposed units times 3 SF. Typical trash room per floor is 95 SF				
****For above grade bike rooms max deduction cannot exceed 15 SF per required bicycle parking space				

Avg. Unit Size
700

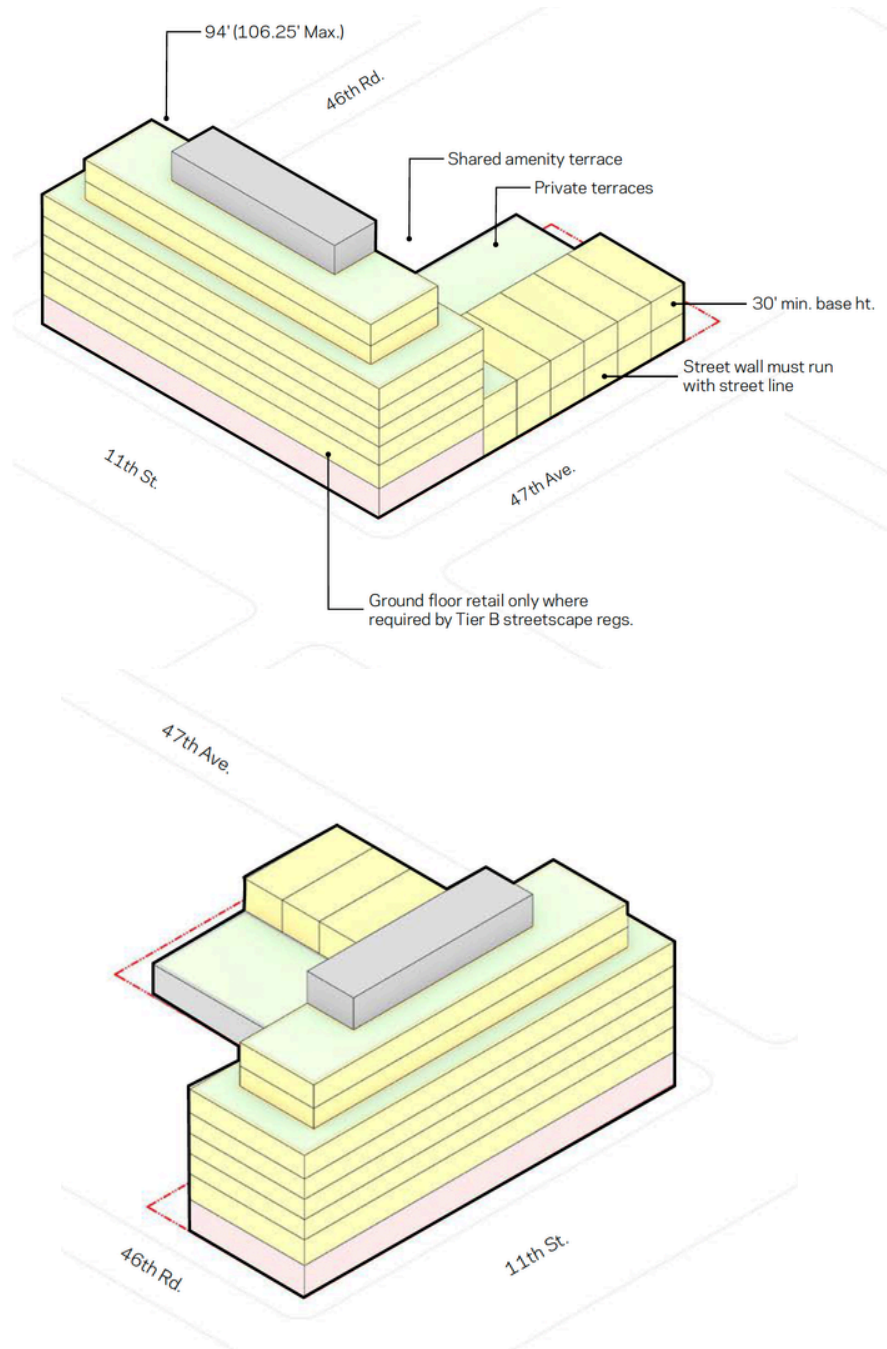
Unit Allocation

Building A	80
Building B	32

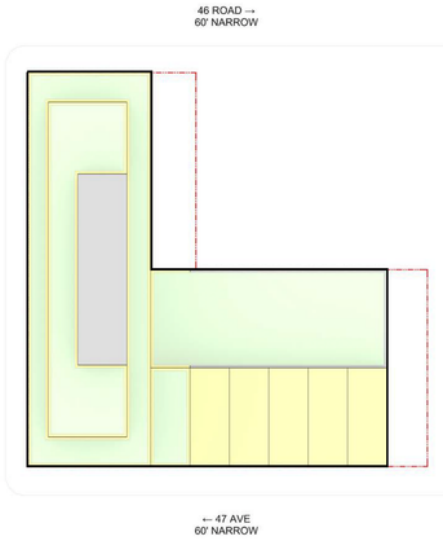
Massing Study

Option 2 | Market Rate Condominium

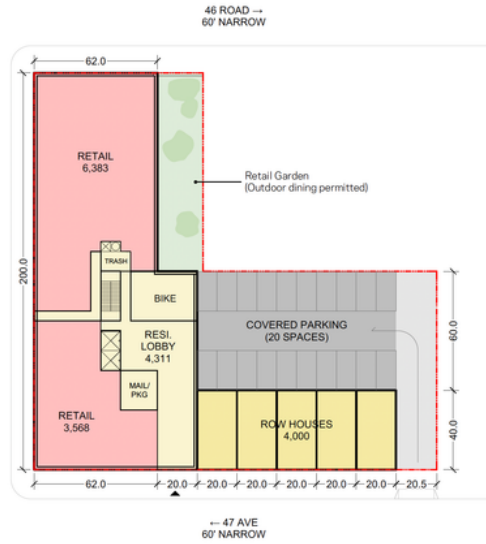
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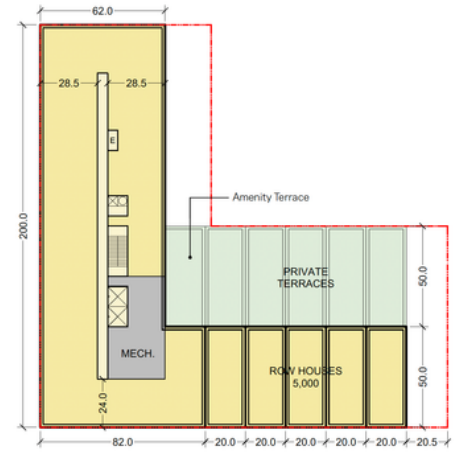
ROOF PLAN



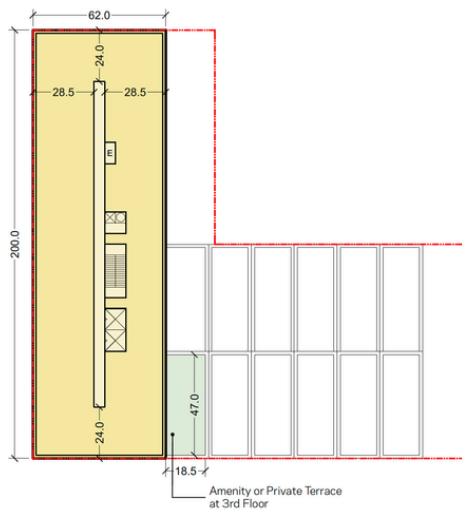
GROUND FLOOR PLAN



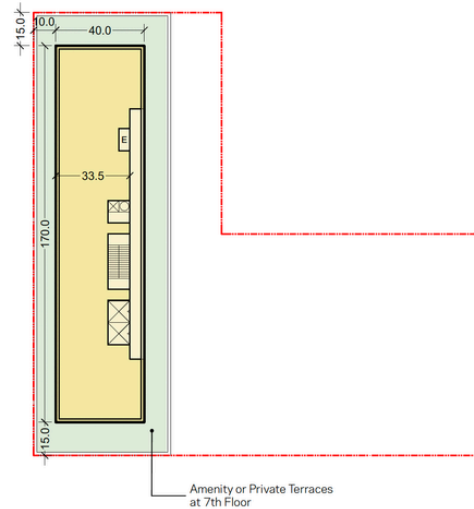
SECOND FLOOR PLAN



LOWER FLOOR PLAN



UPPER FLOOR PLAN



AREA CHART (CONTINUE ON NEXT PAGE)

Floor	Measurement of Height		Height from Baseplane	TOTAL		PARKING		RETAIL	
	Height	Elevation		GSF	ZSF	GSF	SPACES	GSF	ZSF
Top Blkhd Roof	15.00	112.00							
	10.00	97.00							
		87.00		2,425	-				-
8	11.00	76.00	76.00	6,798	5,744				-
7	9.50	66.50	66.50	6,798	5,843				-
6	11.00	55.50	55.50	12,398	11,163				-
5	9.50	46.00	46.00	12,398	11,163				-
4	9.50	36.50	36.50	12,398	11,163				-
3	9.50	27.00	27.00	12,398	11,163				-
2	12.00	15.00	15.00	18,398	12,873				-
1	15.00	0.00	0.00	24,393	16,855	5,996		10,100	9,898
Above Grade Total NO ULEB				108,404	85,767	5,996	-	10,100	9,898
ULEB DEDUCTION					4,288				495
Above Grade Total ULEB				108,404	81,479			10,100	9,403
TOTAL				108,404		5,996	-	10,100	

Total Over / Under NO ULEB (4,288)

Total Over / Under WITH ULEB 0

FLOOR AREA CALCULATION	PERMITTED	
	FAR	ZSF
Residential	2.83	81,479
Community Facility	2.83	81,479
Commercial	2.00	57,484
Maximum	2.83	81,479
PROPOSED*		
Residential	2.51	72,076
Community Facility	0.00	-
Commercial	0.33	9,403
Total	2.83	81,479
Zoning Lot Area	28,742.00	

AREA CHART

RESIDENTIAL													
Floor	GSF	Deductions						ZSF	%	Core/ Corridor	Rentable/ Sellable	Efficiency	Units
		Mech	Corridors	Amenity	Trash	Misc	Total						
Top Blkhd Roof	2,425	- - 2,225			200		2,425	- - -	100%	2,425	- - -	0%	
8	6,798	340	615			100	1,054	5,744	16%	1,334	5,464	80%	
7	6,798	340	615				955	5,843	14%	1,334	5,464	80%	
6	12,398	620	615				1,235	11,163	10%	1,360	11,038	89%	
5	12,398	620	615				1,235	11,163	10%	1,360	11,038	89%	
4	12,398	620	715				1,335	11,163	11%	1,360	11,038	89%	
3	12,398	620	715				1,335	11,163	11%	1,360	11,038	89%	
2	18,398	920	790	3,550		265	5,525	12,873	30%	4,910	13,488	73%	
1	8,297	415		100	225	600	1,340	6,957	16%	4,297	4,000	48%	
Above Grade Total NO ULEB	92,308	6,719	4,680	3,850	225	965	16,439	75,869	18%	19,740	72,568	79%	
ULEB DEDUCTION								3,793					
Above Grade Total ULEB	92,308							72,076	22%				
TOTAL	92,308												

Mech	Corridors	Amenity Max*	Trash Max***	Misc
5%	TBD	3,604	272	TBD
Mail Room Size (2.15 SF / Unit)				195
Package Room Size (.95 SF / Unit)				86
Min Amenity (3% Res ZFA)**				2,162
Required Res Bike Spaces (50% of Units)				45
Max Bike Room Deduction****				675
*Amenity Max = 5% of the maximum permitted res ZSF less proposed non-residential floor area				
**Amenity Min = 3% of the maximum permitted res ZSF less proposed non-residential floor area				
***Trash deduction cannot exceed the area of the total number of proposed units times 3 SF. Typical trash room per floor is 95 SF				
****For above grade bike rooms max deduction cannot exceed 15 SF per required bicycle parking space				

Townhouse Avg. Size:	1,800 GSF (x5)
Condo Unit Avg. Size	800 GSF (x80)
Total 85 Units	Avg. 855 GSF

Neighborhood Overview

Long Island City Overview

Long Island City, located on the western edge of Queens along the East River, has rapidly transformed from an industrial hub into one of New York City's most dynamic and culturally diverse neighborhoods. Known for its iconic skyline, sweeping waterfront parks, and cultural institutions, LIC has emerged as a magnet for artists, entrepreneurs, and residents seeking space, skyline views, and connectivity without sacrificing access to Manhattan.

Court Square sits just one stop from Midtown Manhattan, reinforcing LIC's position as one of the most Manhattan-accessible neighborhoods in the outer boroughs. The concentration of office towers and corporate headquarters at Court Square adds professional energy to the area, while the waterfront parks and local retail corridors provide daily amenities and open space just blocks away. The result is a well-positioned pocket of LIC that balances waterfront character with seamless access to the rest of the city.



Community & Lifestyle

Long Island City has rapidly emerged as one of New York City's most dynamic and diverse neighborhoods, transforming from an industrial hub into a vibrant cultural melting pot. The neighborhood's international character is reflected in its dining scene, with authentic cuisines spanning Latin American, Middle Eastern, Asian, and European traditions lining Vernon Boulevard and the surrounding streets.

With waterfront parks offering sweeping Manhattan skyline views, established cultural institutions, and an increasingly diverse community, Long Island City offers residents a neighborhood that balances local character with seamless access to the rest of the city.



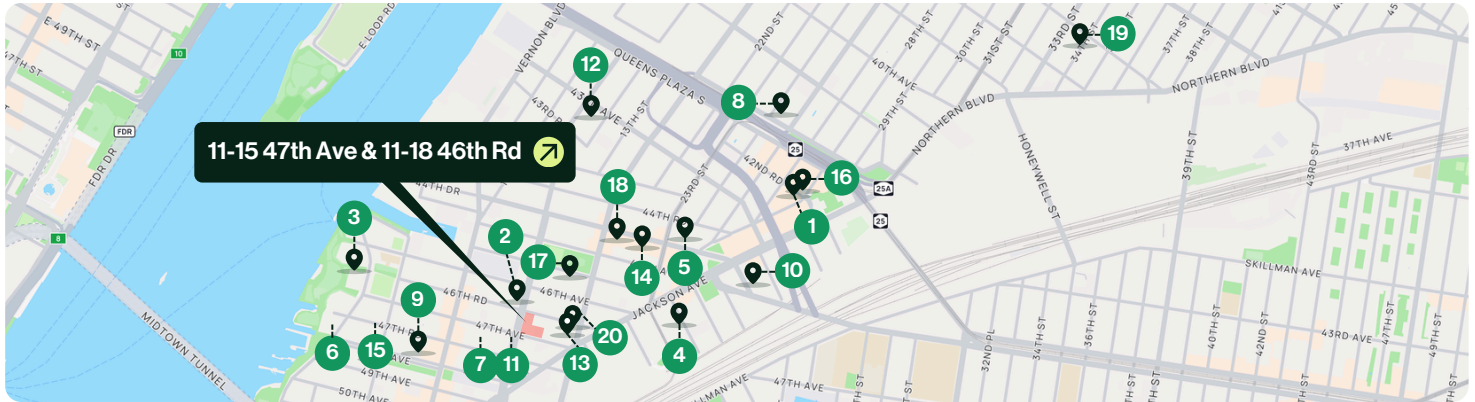
Cultural Sophistication

Long Island City's cultural identity is shaped by institutions that have given the neighborhood a strong creative presence within New York City. MoMA PS1 is one of the country's oldest and largest nonprofit contemporary art institutions, while SculptureCenter has built an international reputation for experimental contemporary sculpture and artist-driven programming. Together, they reinforce LIC's longstanding connection to contemporary art and independent thinking.

That creative energy extends to more community-oriented venues as well. Culture Lab LIC, located nearby on 46th Avenue, operates as an arts and performance space with galleries, theater, events, and programming that supports both local and international artists. Rather than relying on a single institution, LIC's cultural character comes from a broader mix of museums, exhibition spaces, and performance venues that continue to animate the neighborhood.



Condo Comparables



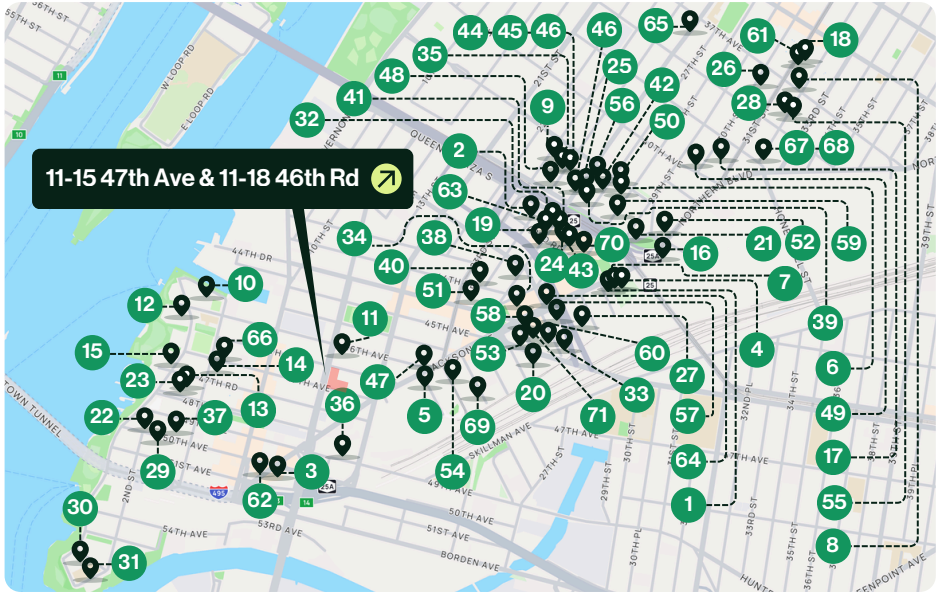
1	Athena LIC	27-20 42nd Road	11	The L Haus	11-02 49th Avenue
2	The Bond	46-20 11th Street	12	ENZO	11-52 44th Drive
3	The View at East Coast	46-30 Center Boulevard	13	The Jackson	13-33 Jackson Avenue
4	Greene	45-30 Pearson Street	14	CORTE	21-30 44th Drive
5	Skyline Tower	23-15 44th Drive	15	The Prestige	50-015th Street
6	The Powerhouse	2-17 51st Avenue	16	Star Tower LIC	27-17 42nd Road
7	The Anable	10-64 Jackson Avenue	17	Vesta LIC	11-36 45th Road
8	Radiant	24-01 Queens Plaza North	18	The Decker	21-10 44th Drive
9	The Zipper Building	5-33 48th Avenue	19	The Neighborly	37-14 34th Street
10	The Harrison	27-21 44th Drive	20	46-30 21st Street	46-30 21st Street

IN CONTRACT				ON THE MARKET			
BR Type	Avg. Price	Avg. SQFT	Avg. \$PSF	BR Type	Avg. Price	Avg. SQFT	Avg. \$PSF
Studio	\$766,837	437	\$1,750	Studio	\$771,423	430	\$1,796
1BR	\$1,060,373	609	\$1,745	1BR	\$1,153,170	652	\$1,796
2 BR	\$1,839,990	990	\$1,865	2 BR	\$1,833,057	1009	\$1,819
3 BR	\$2,601,027	1429	\$1,821	3 BR	\$2,580,314	1324	\$1,922
Totals	\$1,567,057	866	\$1,795	Totals	\$1,584,491	854	\$1,826

CLOSED			
BR Type	Avg. Price	Avg. SQFT	Avg. \$PSF
Studio	\$774,263	441	\$1,757
1BR	\$1,025,855	593	\$1,715
2 BR	\$2,013,824	994	\$2,024
3 BR	\$2,629,352	1454	\$1,822
Totals	\$1,610,823	870	\$1,830

Rental Comparables

1	1 Jackson Park	28-40 Jackson Ave
2	1 QPS	42-20 24th Street
3	10-50 Jackson	Jackson Avenue
4	2 Jackson Park	28-30 Jackson Ave
5	22-22 Jackson Avenue	22-22 Jackson Ave
6	27-16 41st Avenue	27-16 41st Avenue
7	3 Jackson Park	28-10 Jackson Ave
8	31-19 37th Avenue	31-19 37th Avenue
9	41-15 23rd Street	41-15 23rd Street
10	4545 Center Boulevard	4545 Center Blvd
11	46-09 11th Street	46-09 11th Street
12	4610 Center Boulevard	4610 Center Blvd
13	47-05 Center Boulevard	47-05 Center Blvd
14	47-09 5th Street	47-09 5th Street
15	4720 Center Boulevard	4720 Center Blvd
16	ALTA LIC	29-22 Northern Blvd
17	ARC	30-02 39th Avenue
18	AXIS LIC	36-27 31st Street
19	Arcadia LIC	24-12 42nd Road
20	Arris Loft	27-28 Thomson Ave
21	Aurora	29-11 Queens Plaza North
22	Avalon Riverview	2-0150 Avenue
23	Avalon Riverview North	4-75 48th Avenue
24	Bevel LIC	42-20 27th Street
25	Crescent Club	41-17 Crescent Street
26	Dutch House	37-05 30th Street
27	Eagle Lofts	43-22 Queens Street
28	Eden Condominium	37-26 32nd Street
29	Gantry Park Landing	2-14 50th Avenue
30	Gotham Point North	1-15 57th Avenue
31	Gotham Point South	56-27 2nd Street
32	HERO	24-16 Queens Plaza South



33	Halo LIC	44-41 Purves St
34	Hayden	43-25 Hunter St
35	Huis24	41-22 24th Street
36	Hunters Landing	11-39 49th Avenue
37	Jasper	2-33 50th Avenue
38	Linc LIC	43-10 Crescent St
39	Link Apartments Qpn	41-46 27th Street
40	Lumen LIC	23-15 44th Road
41	Luna LIC	42-15 Crescent St
42	Nexus LIC	41-14 27th Street
43	One LIC	42-10 27th Street
44	Packard Square	41-18 Crescent St
45	Packard Square	41-21 24 St
46	Packard Square	41-30 Crescent St
47	Prime LIC	22-43 Jackson Ave
48	QLIC	41-42 24th Street
49	Rise LIC	29-17 40th Avenue
50	River Bridge Tower	27-05 41st Avenue
51	Skyline Tower	3 Court Square

52	Sven	29-59 Northern Blvd
53	TRIO	27-19 Thomson Ave
54	Terra	45-19 Davis Street
55	The Auberge	37-25 32nd Street
56	The Baker House	41-07 Crescent St
57	The Bold	27-01 Jackson Ave
58	The Clairemont	26-04 Jackson Ave
59	The Delmar	41-21 28th Street
60	The Forge	44-28 Purves St
61	The Grayson	36-37 31st Street
62	The Green House	10-25 Jackson Ave
63	The Independent	42-14 Crescent St
64	The Italic	26-38 Jackson Ave
65	The Lanes	37-10 Crescent St
66	The Maximilian	5-11 47th Avenue
67	The Northern	38-38 32nd Street
68	The Northern II	38-27 32nd Street
69	The Pearson Court Sq	45-46 Pearson St
70	Tower 28	42-12 28th Street
71	Watermark LIC	27-19 44th Drive

Transit Overview

11-15 47th Avenue & 11-18 46th Road in Long Island City offer excellent connectivity with immediate access to multiple transit options. The nearby Court Square station, just a short walk from the property, provides service on the **E** and **F** subway lines, offering direct connections to Midtown Manhattan, Downtown Brooklyn, and destinations throughout Queens. The Vernon-Jackson Avenue station serves the **7** train, providing a direct connection to Times Square and Hudson Yards, while the 21st Street station offers convenient access to the **G** train, linking riders to Brooklyn and broader Queens.

The Queensboro Plaza station is also conveniently accessible nearby, serving the **N**, **W**, and **7** trains, further enhancing regional connectivity between Queens and Manhattan. Multiple MTA bus routes operate along Jackson Avenue, Vernon Boulevard, and 21st Street, supporting convenient local travel throughout Long Island City and surrounding neighborhoods. Commuter rail riders benefit from the Long Island Rail Road's Hunterspoint Avenue station, offering direct service into Penn Station, with Metro-North Railroad connections at Grand Central Terminal just minutes away via subway.

The property additionally benefits from proximity to the Long Island City NYC Ferry landing, located approximately a 7-minute walk away, offering direct ferry service to Midtown Manhattan, Wall Street, Brooklyn, and Roosevelt Island.



Meet the Team



Bob Knakal

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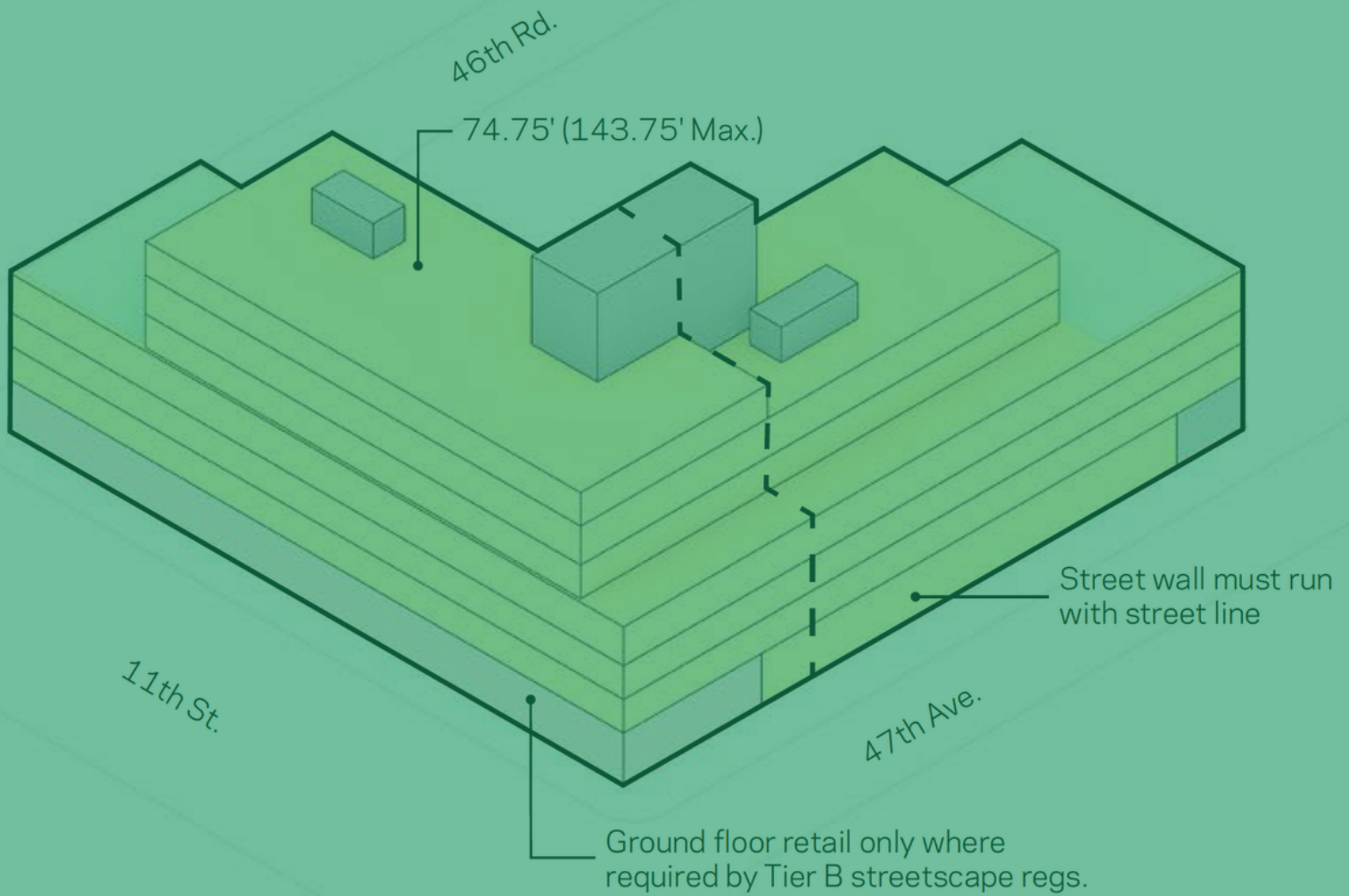
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