



**LANDAIR
PROPERTY
ADVISORS**

DOWNTOWN JAMAICA DEVELOPMENT SITE

40.67' X 120' – C6-3 (MIH)

51,840 BUILDABLE SQ. FT.

*92-36 GUY R. BREWER BOULEVARD
JAMAICA, NY 11433*

Presented By:

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors has been retained as exclusive agent to arrange the sale of 92-36 Guy R Brewer Blvd, Jamaica, NY 11433 ("the Property"). The property consist of a 3,856 Sq. Ft. building built on a 4,800 Sq. Ft. Lot. Zoned C6-3 (R9-1 Equiv.), the property can accommodate a total of 51,840 Sq. Ft. As-of-right (MIH), or approximately 61 units.

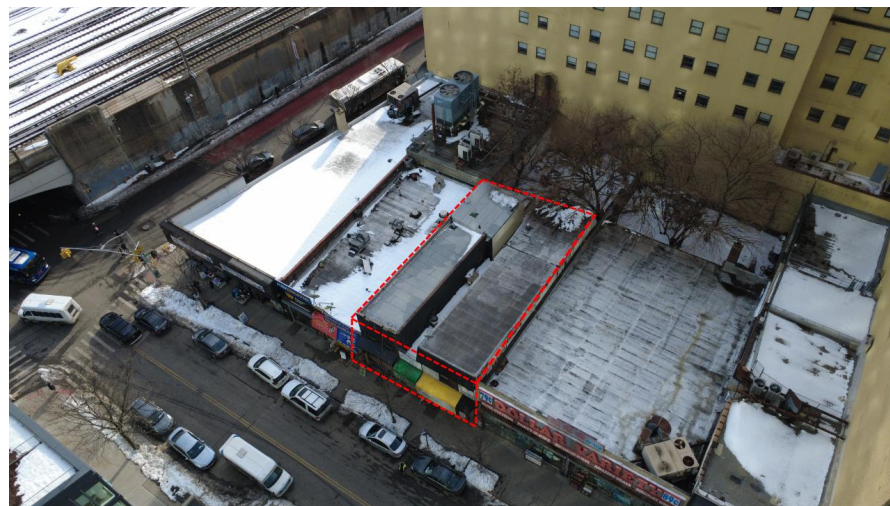
Located on a Mid-block lot between Jamaica Avenue and Archer Avenue, the property was recently rezoned to C6-3 (R9-1 Equiv.) as part of the Jamaica Neighborhood Plan rezoning. It's location on the Guy R Brewer retail thoroughfare should allow for strong retail interest from potential tenants.

With a simple floorplate, the property will allow a clean development slate that will interest experienced developers. Additionally, it's location near public transportation should draw strong interest from residential tenants and retails alike.

The property will be delivered vacant at closing. Contact listing agent for additional details.

PROPERTY HIGHLIGHTS

- ❑ **40' x 120' Lot Zoned C6-3(R9-1 Equiv.):** Allows for 51,840 BSF As-Of-Right (MIH). Approx 61 Units.
- ❑ **Delivered Vacant:** Clean Slate for Project Construction
- ❑ **Low Taxes:** \$28,935/Year in taxes, to remain the same during and post-development with 485-x ("ANNY") Tax Abatement.
- ❑ **No Parking Mandates:** Leverages "City of Yes" zoning to eliminate parking requirements, maximizing building efficiency and net leasable area.
- ❑ **Jamaica Neighborhood Plan:** Ideally positioned within a high-growth corridor targeted for significant transit and infrastructure investment.



OFFERING SUMMARY

Sale Price:	\$4,095,000
Lot Size:	4,800 Sq. Ft.
Building Size:	3,856 Sq. Ft.
Zoning District:	C6-3 (R9-1 Equiv.)
Residential BSF (MIH):	51,840
Commercial BSF:	38,400
Corner/Midblock:	Midblock
Street Frontage:	40.00 ft
Tenancy:	Vacant
Price Per Buildable S.F (MIH):	\$79



PROPERTY DETAILS

PROPERTY INFORMATION

Address	92-36 Guy R Brewer Blvd.
Area	Jamaica
Block/Lot	10102/22
Lot Dimensions	40.67 x 120
Lot Sq. Ft.	4,800

BUILDING INFORMATION

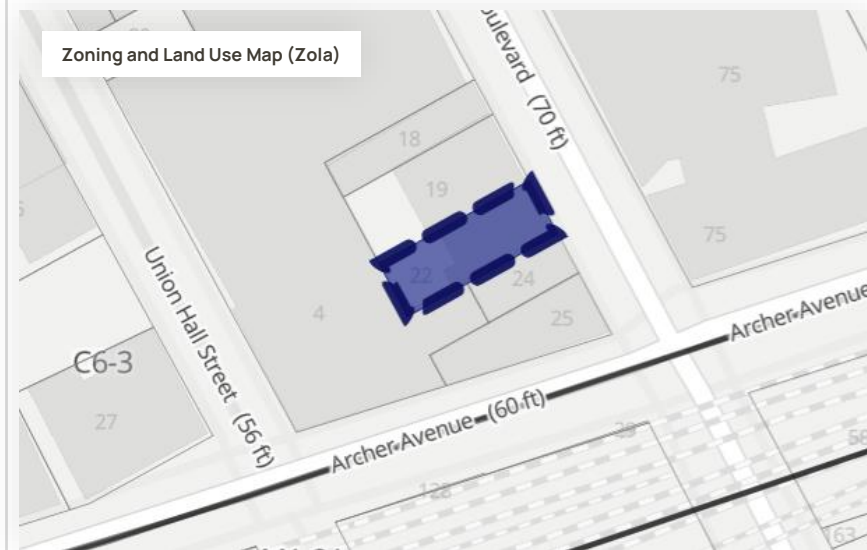
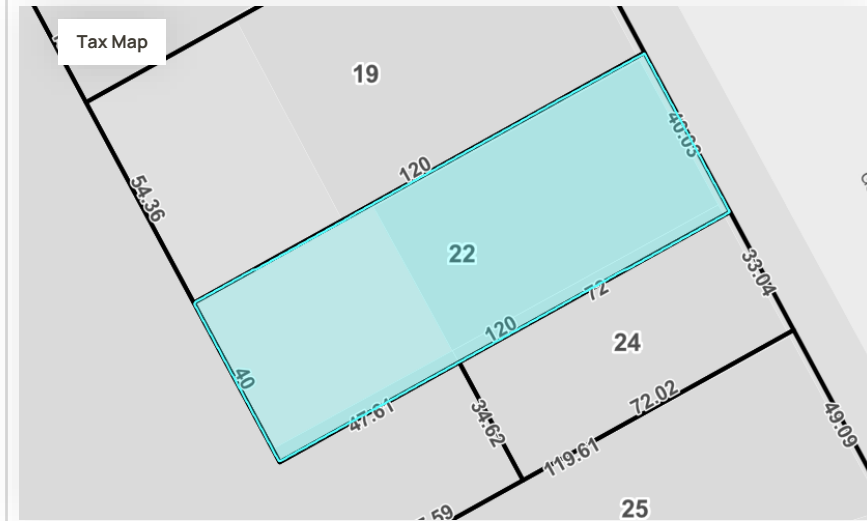
Building Type	Commercial
Building Sq. Ft.	3,856
Total Units	4

NYC FINANCIAL INFORMATION

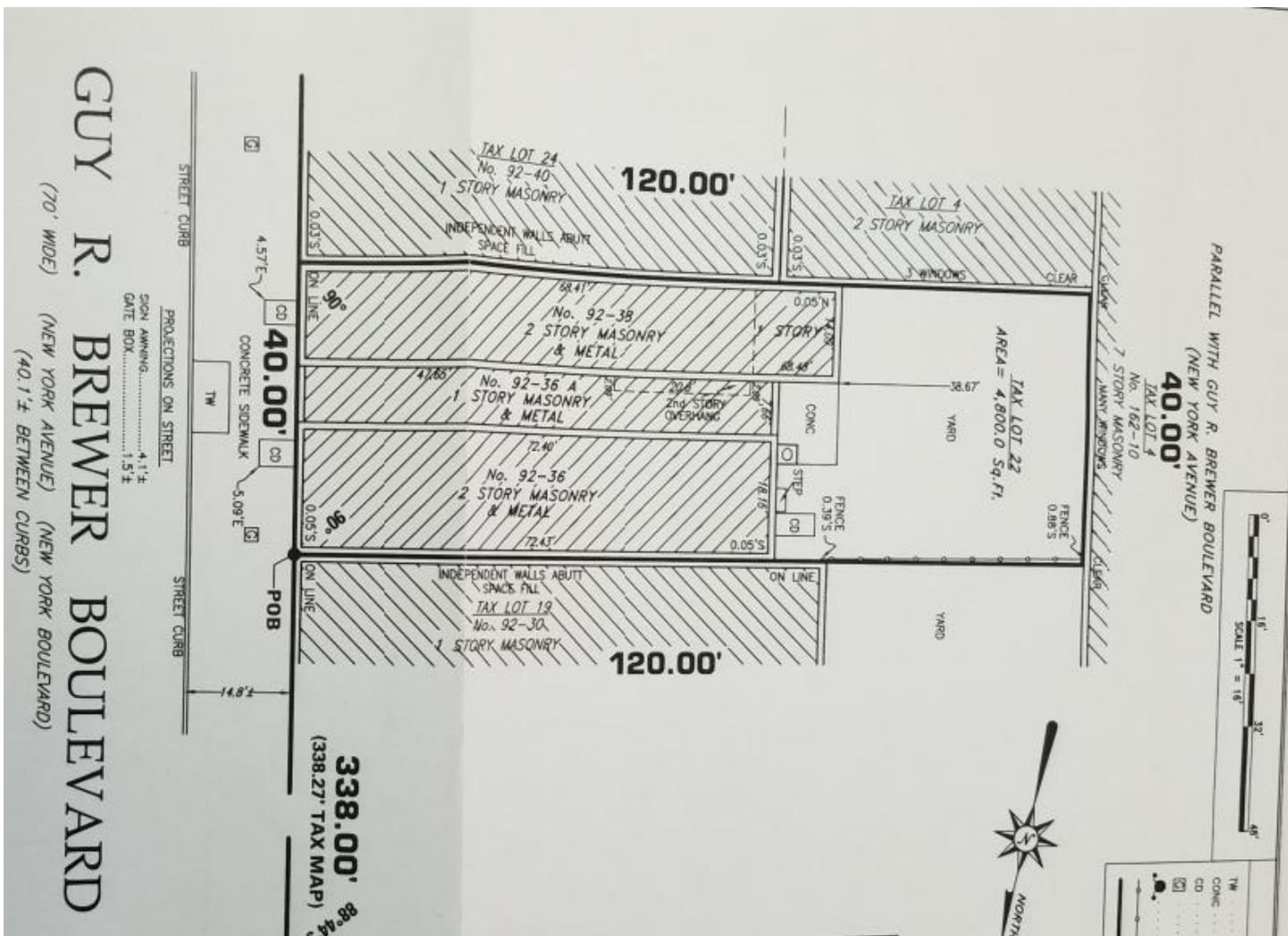
Assessed Value	\$268,560
Tax Rate	10.774%
Gross Taxes	\$28,935

ZONING INFORMATION

Zoning District	C6-3 (R9-1 Equivalent)
Base Floor Area Ratio (FAR)	-
Residential Buildable Sq. Ft.	-
Commercial FAR	8
Commercial Buildable Sq. Ft.	38,400
MIH FAR	10.8
MIH Buildable Sq. Ft.	51,840
Community Facility FAR	10
Community Facility Buildable Sq. Ft.	48,000
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



PROPERTY SURVEY



PROPERTY PHOTOS



ADVISORY TEAM



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