

134-11

KEW GARDENS ROAD QUEENS, NY 11418

31,843 BSF AS-OF-RIGHT
39,217 BSF UAP



CUSHMAN &
WAKEFIELD

EXECUTIVE SUMMARY

INTRODUCTION

Cushman & Wakefield has been exclusively retained by Ownership to offer for sale a residential development site at 134-11 Kew Gardens Road, located in the cross section of Richmond Hill, Kew Gardens, and Jamaica. The Property is located just before the intersection of Kew Gardens Road and Hillside Avenue, benefiting from 182 feet of frontage on Kew Gardens Road. Currently occupied by the owner and one tenant on a short-term lease, the 15,459 square foot lot is in a flexible R6, C2-3, R4-1 zone offering a developer a blank canvas and large-scale development opportunity with buildable square footage of up to 31,843 square feet as-of-right.

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QUEENS, NY 11418

FOR MORE INFORMATION, PLEASE CONTACT:

CAPITAL MARKETS CONTACTS:

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PROPERTY INFORMATION

Address:	134-11 Kew Gardens Road Queens, NY 11418	
Submarket:	Kew Gardens	
Alternate Addresses:	134-11 Hillside Avenue	
Block & Lot:	9621-28	
Lot Dimensions:	179.08' x 144.03'	Irregular
Lot SF:	15,458	SF (approx.)

BULIDING INFORMATION

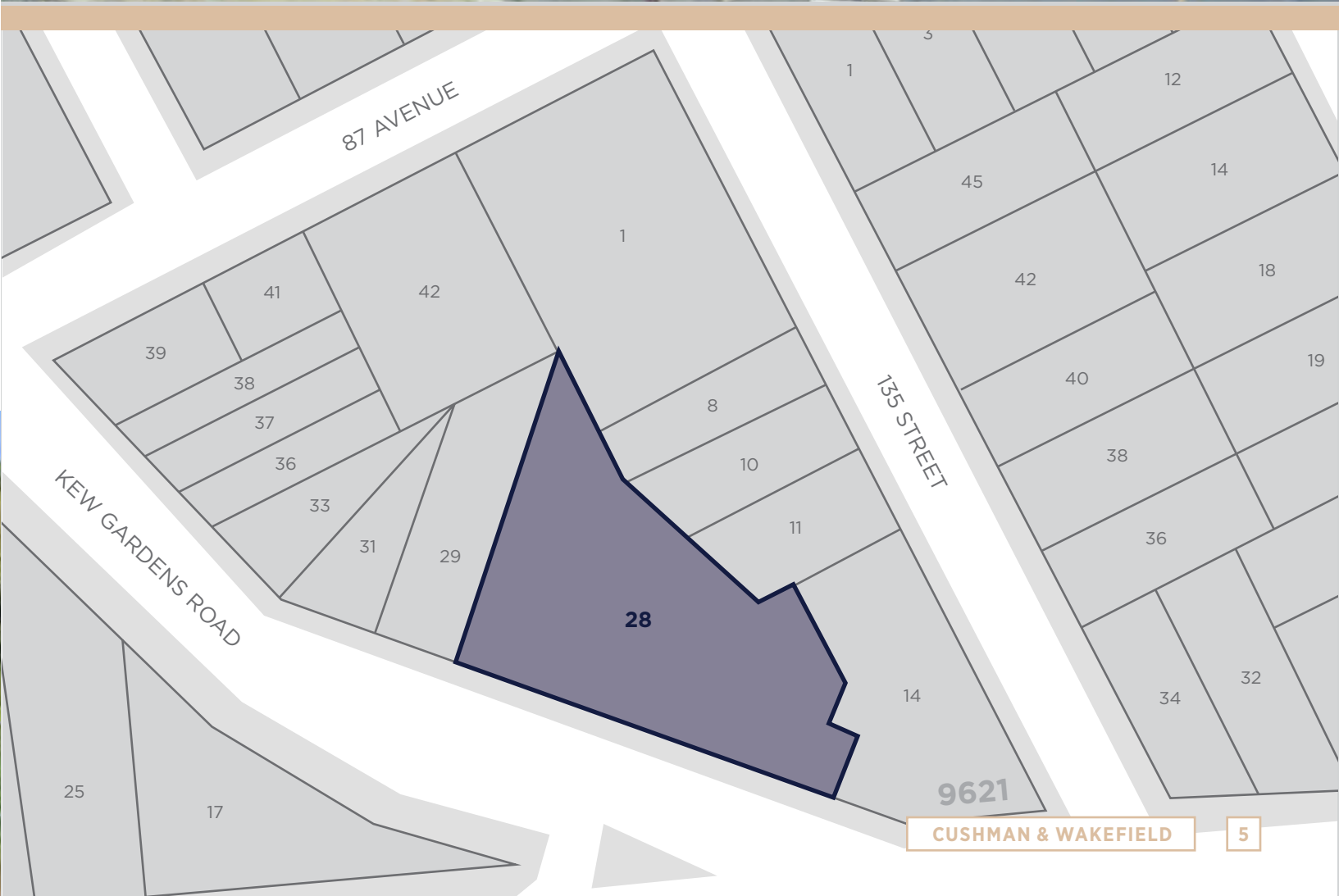
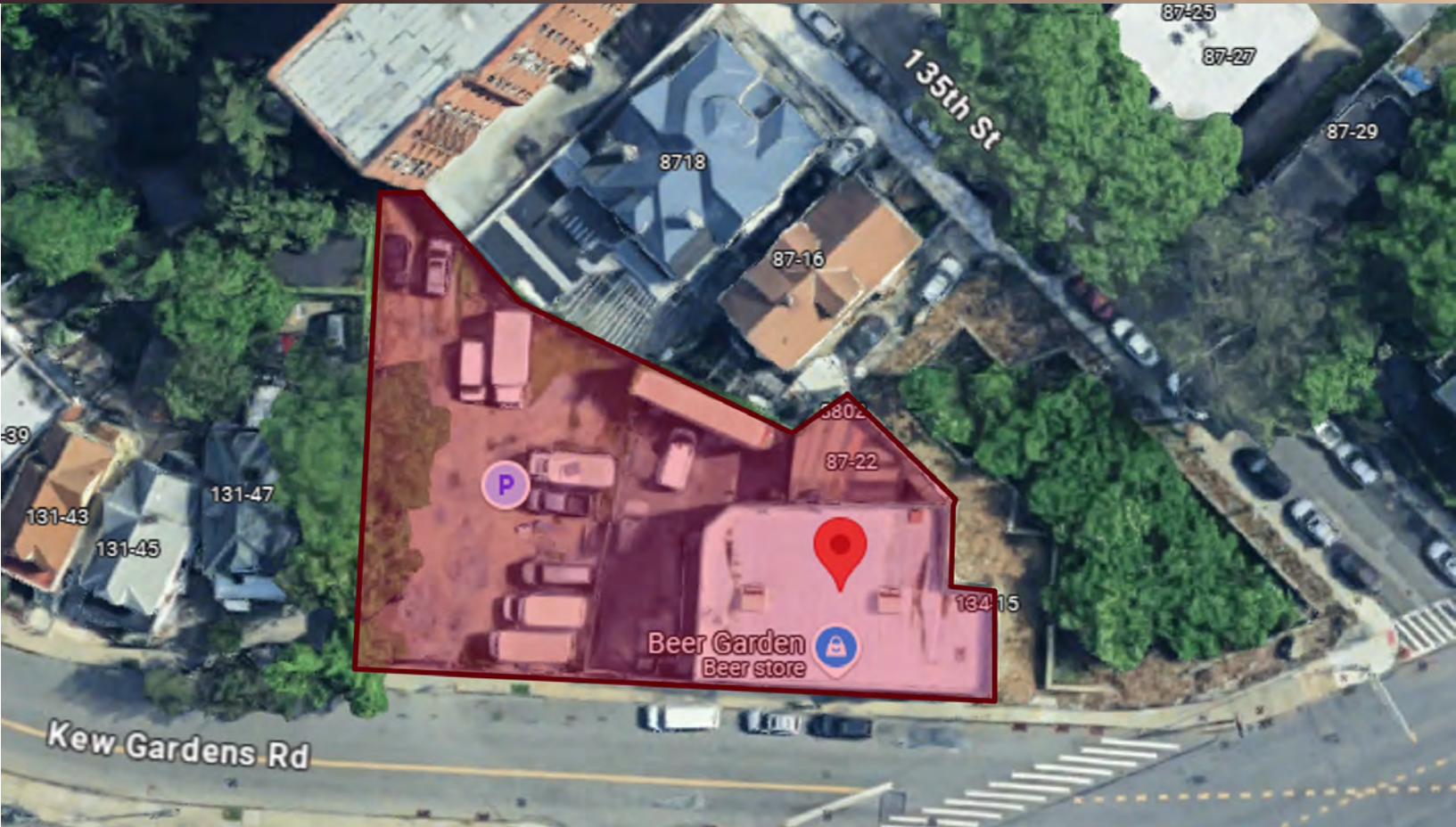
Property Type:	Office/Retail	
Building Dimensions:	81' x 50'	Irregular
Stories:	2	
Year Built / Last Altered:	1945/2003	
Total Gross SF:	8,100	SF (approx.)

ZONING INFORMATION

Zoning:	R6, R4-1, C2-3	
Commercial FAR (As-of-Right):	2.00	
Residential FAR (As-of-Right):	3.00	*Wide Street *3.9 City of Yes UAP FAR
Total Buildable SF (As-of-Right):	31,843	SF (approx.)
Less Existing Structure:	24,563	SF (approx.)

NYC FINANCIAL INFORMATION (25/26 REVISED NOPV)

Total Assessment:	\$466,650	*Per May 16th DOF Revision
Annual Property Tax:	\$50,221	
Tax Class:	4	
Tax Rate:	10.762%	

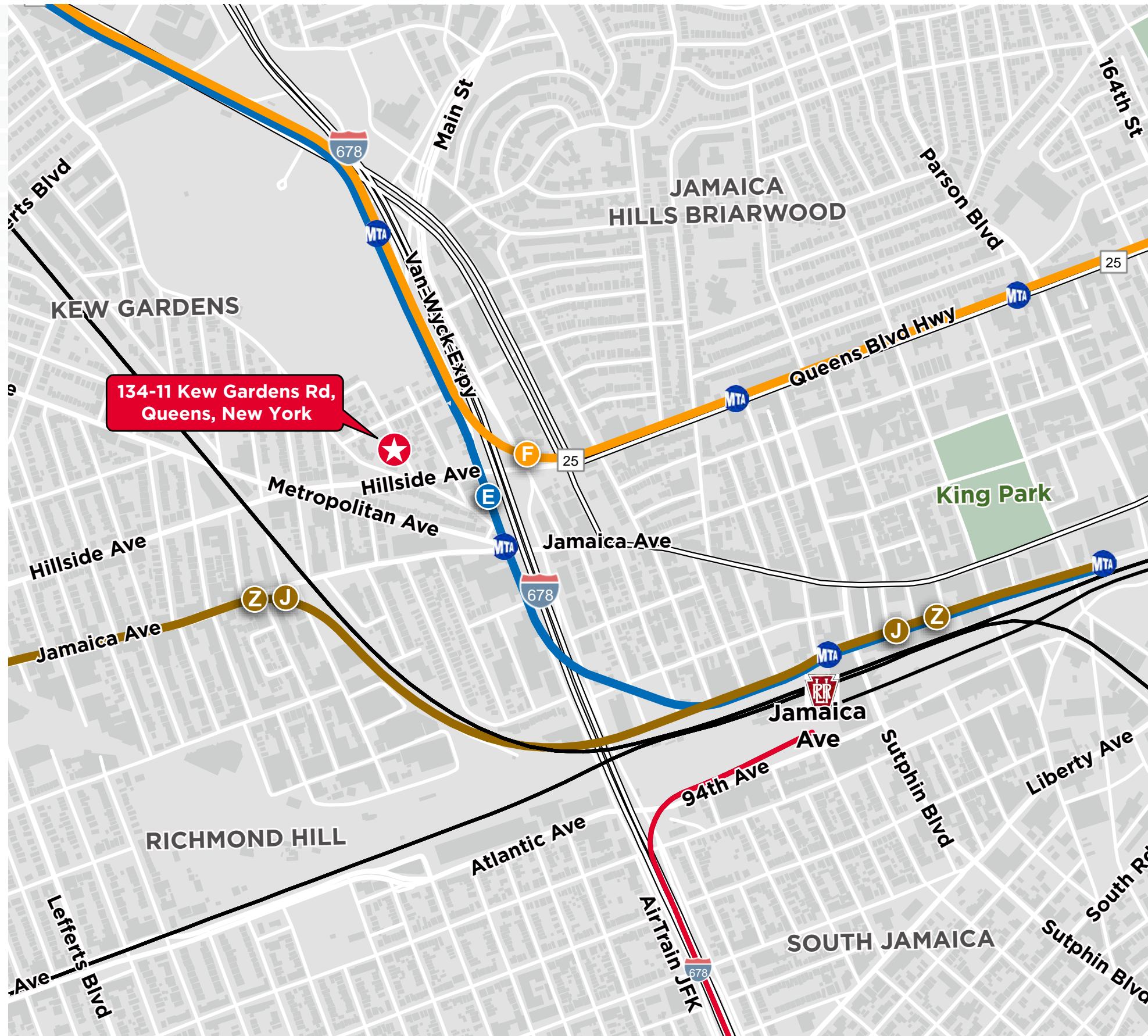


LOCATION OVERVIEW

This area has experienced significant growth and is poised for continued expansion as thousands of new residents are drawn to the area. Over the past two decades, the neighborhood has witnessed a considerable influx of investment and development, accompanied by steady improvements in population and demographics. This trend is expected to persist as more New Yorkers seek alternatives to Manhattan's skyscrapers, opting for the more spacious, amenity-rich environments offered in areas like Southeastern Queens. Additionally, the property benefits from its prime location on Hillside Avenue, a major retail corridor in the neighborhood that has seen substantial development and consistently high foot traffic.

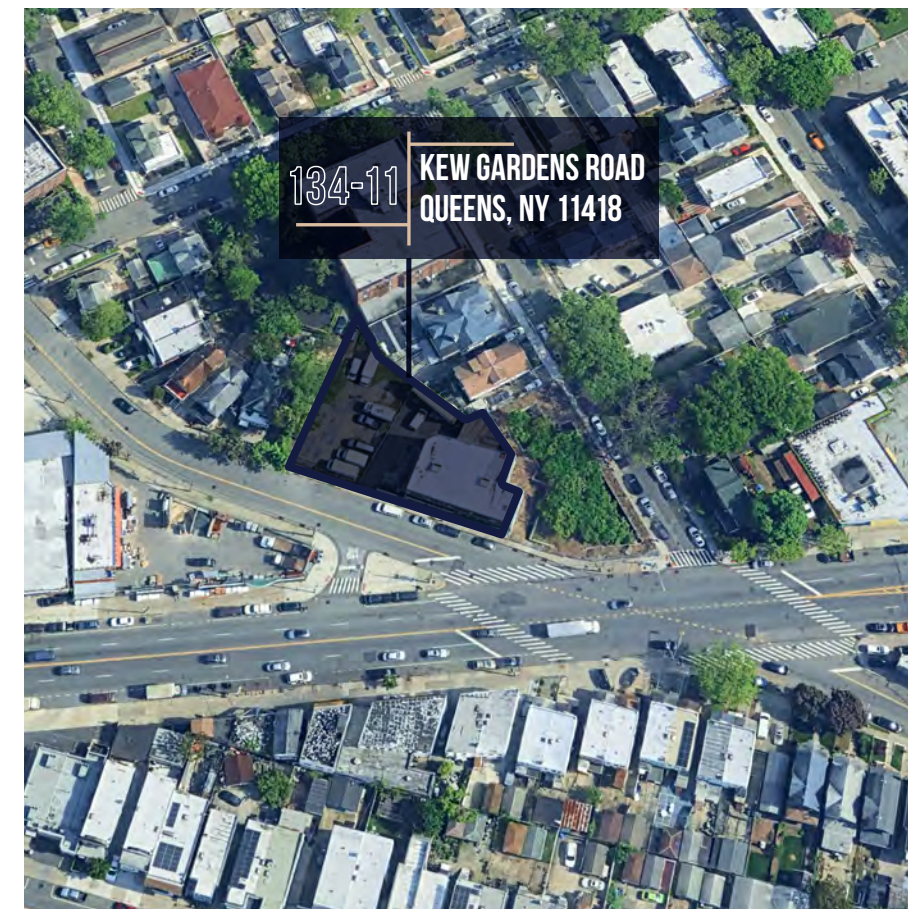
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EASY ACCESS TO NYC'S LARGEST OFFICE MARKETS & TRANSPORTATION HUBS

134-11 Kew Gardens Road offers residents convenient access to the E and F subway lines, the Jamaica LIRR station, Queens Boulevard, and the Van Wyck Expressway, ensuring easy connectivity to all of NYC's major business hubs. This area represents one of NYC's fastest-growing markets, attracting thousands of young, talented professionals who are ideal potential tenants for this development. Additionally, the E subway provides express routes to Midtown Manhattan. The site is also within a half-hour drive of both LaGuardia and JFK international airports, positioning 134-11 Kew Gardens Road as an ideal residence for those seeking a quick and easy commute to their office, the broader tristate area, and New York's major airports.



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