

86-26

85TH STREET

WOODHAVEN, NY 11421



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2,000 SF LOT UTILIZED FOR PARKING AND STORAGE WITH LOW DENSITY REDEVELOPMENT POTENTIAL



01

**ZONING & FUTURE
USE POTENTIAL**

The subject property is zoned R3-1 which allows for low density residential development.

02

INCOME GROWTH POTENTIAL

Given the Month to Month tenancy, the property offers immediate upside through rent increases, allowing a new owner to capitalize on current below-market rental rates.

03

ASSEMBLAGE OPPORTUNITY

This property is adjacent to 84-39 and 84-45 Jamaica Avenue—both of which we are currently marketing for sale. Together, these parcels can be acquired to create a larger footprint, enhancing the redevelopment potential and maximizing allowable density for a new project.

04

TRANSIT ACCESS

Across from the 85th Street–Forest Parkway J/Z subway station, providing direct access to Brooklyn, Manhattan, and other areas of Queens; multiple bus routes nearby.



THE OFFERING

ADDRESS	86-26 85th Street, Woodhaven, NY 11421
LOCATION	Located on the west side of 85th Street between Jamaica Avenue and 86th Avenue
BLOCK	8853
LOT	102
PROPERTY TYPE	Parking / Storage

PROPERTY INFORMATION

LOT DIMENSIONS	20' X 100'
LOT SF	2,000 SF (approx.)
BUILDING DIMENSIONS	20' X 20'
STORIES	1
TOTAL GROSS SF	200 SF (approx.)
COMMERCIAL UNITS	1

ZONING INFORMATION

ZONING	R3-1
STREET WIDTH	55'
STREET WIDTH CLASSIFICATION	Narrow

	FAR	Buildable SF
RESIDENTIAL ZONING	0.75	1,500 SF (approx.)
COMMUNITY FACILITY ZONING	1.00	2,000 SF (approx.)
	Existing	Available
AVAILABLE AIR RIGHTS (AS OF RIGHT)	(200)	1,300 SF (approx.)

NYC FINANCIAL INFORMATION

ASSESSMENT (25/26)	\$9,635
TAX RATE	20.0850%
TAXES (25/26)	\$1,935
TAX CLASS	1

REVENUE

PARKING / STORAGE REVENUE

							KEY	
							PROJECTED	
UNIT	USE	LOT SF	LXP	RENT / LOT SF	ANNUAL RENT	MONTHLY RENT	PROJECTED ANNUAL RENT	PROJECTED MONTHLY RENT
LAND	STORAGE / PARKING	2,000	MTM	\$8	\$15,600	\$1,300	\$39,000	\$3,250
GROSS MONTHLY PARKING/STORAGE REVENUE						\$1,300		\$3,250
GROSS ANNUAL PARKING / STORAGE REVENUE						\$15,600		\$39,000
AVERAGE RENT PER LOT SF						\$8		\$20
TOTAL GROSS MONTHLY REVENUE						\$1,300		\$3,250
TOTAL GROSS ANNUAL REVENUE						\$15,600		\$39,000
AVERAGE RENT PER SF (GROSS)						\$8		\$20

INVESTMENT ANALYSIS

86-26 85TH STREET

INCOME & EXPENSE

COMMERCIAL REVENUE	SF	\$ / SF	ANNUAL INCOME	PROJECTED ANNUAL INCOME
GROSS ANNUAL COMMERCIAL INCOME	2,000	\$7.80	\$15,600	\$39,000
LESS GENERAL VACANCY / CREDIT LOSS (3.0%)		\$(0.23)	\$(468)	\$(1,170)
EFFECTIVE GROSS ANNUAL COMMERCIAL INCOME		\$7.57	\$15,132	\$37,830

TOTAL REVENUE	SF	\$ / SF	ANNUAL INCOME	PROJECTED ANNUAL INCOME
TOTAL GROSS ANNUAL INCOME	5,267	\$2.96	\$15,600	\$39,000
LESS GENERAL VACANCY / CREDIT LOSS		\$(0.09)	\$(468)	\$(1,170)
EFFECTIVE GROSS ANNUAL INCOME		\$2.87	\$15,132	37,830

PROJECTED EXPENSES

TYPE	PROJECTION	% OF EGI	\$ / SF	IN-PLACE	PROJECTED
PROPERTY TAXES	25/26 ACTUAL	12.79%	\$0.37	\$1,935	\$1,935
INSURANCE	\$1.00 / GSF	13.22%	\$0.38	\$2,000	\$2,000
ELECTRIC	TENANT	0.00%	\$0.00	\$-	\$-
WATER & SEWER	TENANT	0.00%	\$0.00	\$-	\$-
TOTAL EXPENSES		26.01%	\$0.75	\$3,935	\$3,935
NET OPERATING INCOME				\$11,197	\$33,895

Woodhaven, Queens is a transit-served neighborhood with strong, stable neighborhood retail along Jamaica Avenue and immediate access to major open space—positioning it as an attractive, value-oriented commercial corridor in southwest Queens. Median household income in ZIP 11421 is approximately \$89,439, supporting everyday-needs retail and services with consistent local demand.

Centrally located between Forest Park and Atlantic Avenue, Woodhaven offers multi-modal connectivity: three J/Z stations on the Jamaica Line—75 St–Elderts Lane, 85 St–Forest Pkwy, and Woodhaven Blvd—anchor foot traffic along Jamaica Avenue; Q52/Q53 Select Bus Service runs on the Woodhaven/Cross Bay Boulevard spine linking Elmhurst/Queens Center to the Rockaways; and drivers reach the Jackie Robinson Parkway, Atlantic Avenue, and Woodhaven Boulevard within minutes. JFK Airport is roughly 7 miles away, enhancing accessibility for regional users.

The corridor benefits from active local stewardship and amenities: the Woodhaven Business Improvement District manages the Jamaica Avenue commercial zone (Dexter Ct to 100th St), and Forest Park—500+ acres with trails, ballfields, and bridle paths—sits at the neighborhood’s northern edge, reinforcing family-oriented visitation and weekend traffic.

Looking east, Downtown Jamaica (≈3 miles) is undergoing significant public- and private-sector investment. The city’s Jamaica Neighborhood Plan—now advancing through approvals—targets ~230 blocks for mixed-use growth with more than 12,000 new homes (about 4,000 income-restricted), 7,000 jobs, and streetscape/open-space upgrades. As that district densifies and rebrands (“DJQ”), Woodhaven’s Jamaica Avenue and adjacent sites are well positioned to capture spillover demand from residents, retailers, and services seeking proximate space at more accessible occupancies.

Sources: ACS (via UnitedStatesZipCodes/Point2), NYC Parks, MTA, NYC Mayor’s Office/DCP, Woodhaven BID, Rome2Rio (distance).



1 mile radius

Population	Avg HH Income	Daytime Population
99,547	\$113,126	69,086
Households	Med HH Income	
30,036	\$84,719	

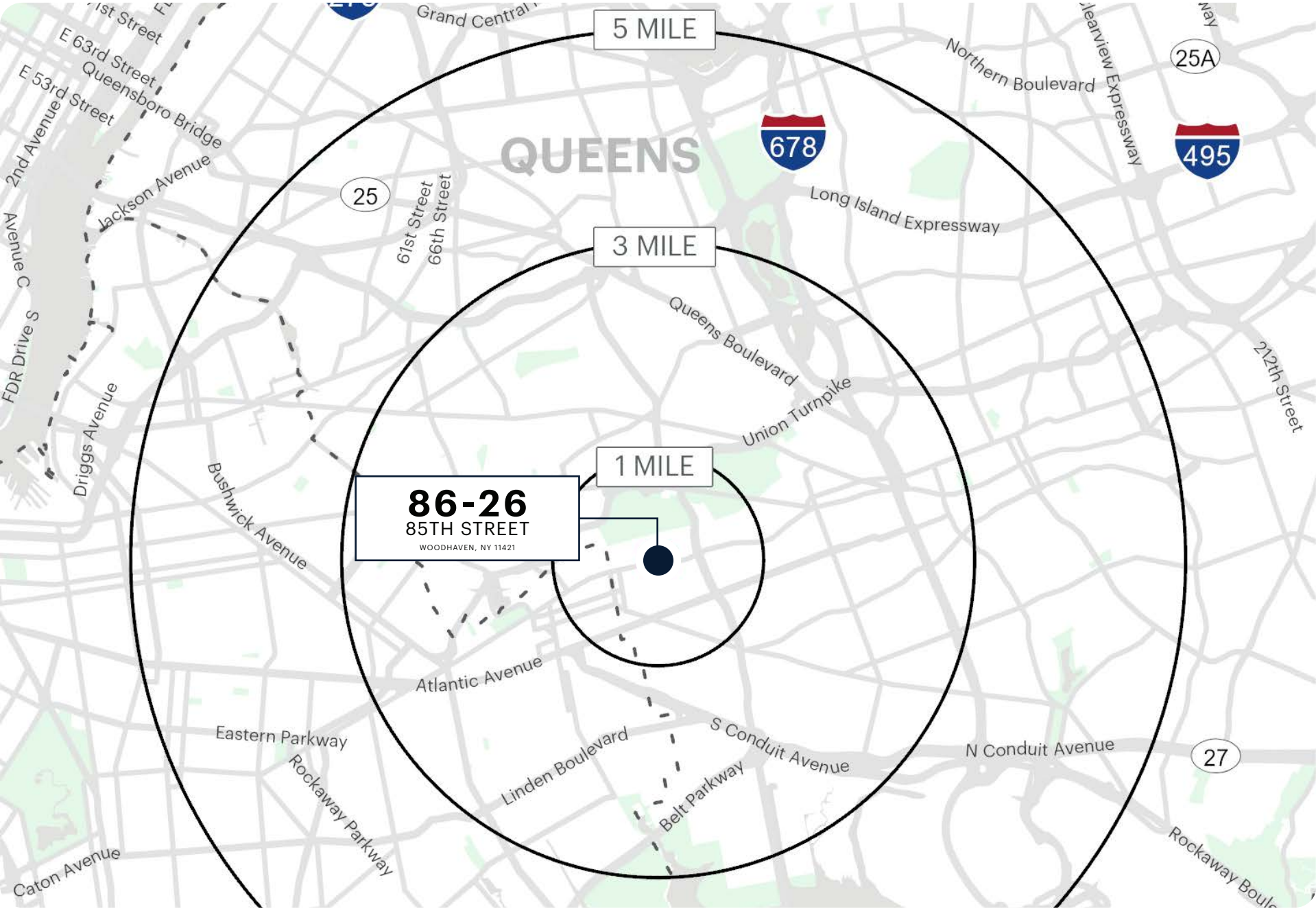
3 mile radius

Population	Avg HH Income	Daytime Population
851,393	\$108,706	684,488
Households	Med HH Income	
305,539	\$79,920	

5 mile radius

Population	Avg HH Income	Daytime Population
2,339,377	\$104,460	1,908,946
Households	Med HH Income	
836,531	\$75,754	

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS



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