

corcoran

84-02 To 84-20 Astoria Boulevard
East Elmhurst | New York

EXCLUSIVE SALE OFFERING MEMORANDUM



Pricing Guidance: \$22,500,000

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Real Estate With Results.

RESIDENTIAL | COMMERCIAL | NEW DEVELOPMENT ADVISORY
NYC - WESTCHESTER - HAMPTONS - GREENWICH CT
#1 TEAM IN WILLIAMSBURG SINCE 2014 WITH OVER \$1 BILLION SOLD

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EXECUTIVE SUMMARY

The Corcoran Group is proud to present an exclusive development opportunity @ 84-02 – 84-20 Astoria Boulevard East Elmhurst NY. Delivered fully vacant & spanning 35,020 SF over a full city block at the cusp of LaGuardia Airport offers a substantial opportunity for a full medical community facility or mixed-use new development.

[DOB Approved -Purpose-designed Community-Facility/ State of the Art Medical New Dev.](#)

116,217 Gross SF (above & below grade) community facility development site with 221 integrated parking stalls, adjacent to LaGuardia Airport. 84-02 to 84-20 Astoria Boulevard represents a rare institutional opportunity — a purpose-designed community-facility program approved for healthcare use, featuring structured parking and direct airport access.

The site has been meticulously designed for institutional medical use, offering immediate visibility and connectivity to the \$9 billion LaGuardia Airport modernization — the only location in the United States where a major airport sits within two minutes of a purpose-built, healthcare-zoned community-facility campus.

This asset delivers true institutional characteristics: large contiguous floorplates, structured parking, and direct highway access — all within an underserved, high-growth Queens medical corridor. Fully approved and demolition-ready, the property eliminates entitlement and timing risk for health-system owner-operators, institutional developers, or long-term investors seeking to establish a flagship community-facility medical campus at the gateway to New York City.

[Mixed Use New Development - As of Right](#)

Under the current zoning of R4B & R4 with a C2-3 commercial overlay. The 35,020-square-foot lot can accommodate approximately 70,040 square feet of above grade buildable area—combining up to 35,020 square feet of residential space and 31,518 square feet of commercial space and 3,502.00 community facility.

Located on a high-visibility corridor adjacent to LaGuardia Airport and minutes from the newly approved Willets Point casino development, the site is strategically positioned to capture demand from travelers, hospitality, and retail markets. This location benefits from strong transit access, proximity to major economic drivers, and FAA-compliant height limits, making it ideal for a retail and residential mix, extended-stay lodging, or medical/community facilities. With Queens undergoing transformative investment, this property represents a rare opportunity to leverage zoning flexibility and capitalize on growth in one of New York City's most dynamic corridors.

[Zoning Change Potential](#)

Ownership has initiated the early feasibility and due diligence process for a potential rezoning application with the Department of City Planning. A successful rezoning to **R7D / C2-4** could create a meaningful value factor by increasing the allowable development potential to an estimated **5.06 to 5.6 FAR**, subject to final zoning analysis, City Planning review, and required approvals.

[Approved Community Facility plans available upon request](#)**

[Ownership is Seeking & Joint Venture or Full Sale of the Property & Opportunity](#)**

Property & Development Information

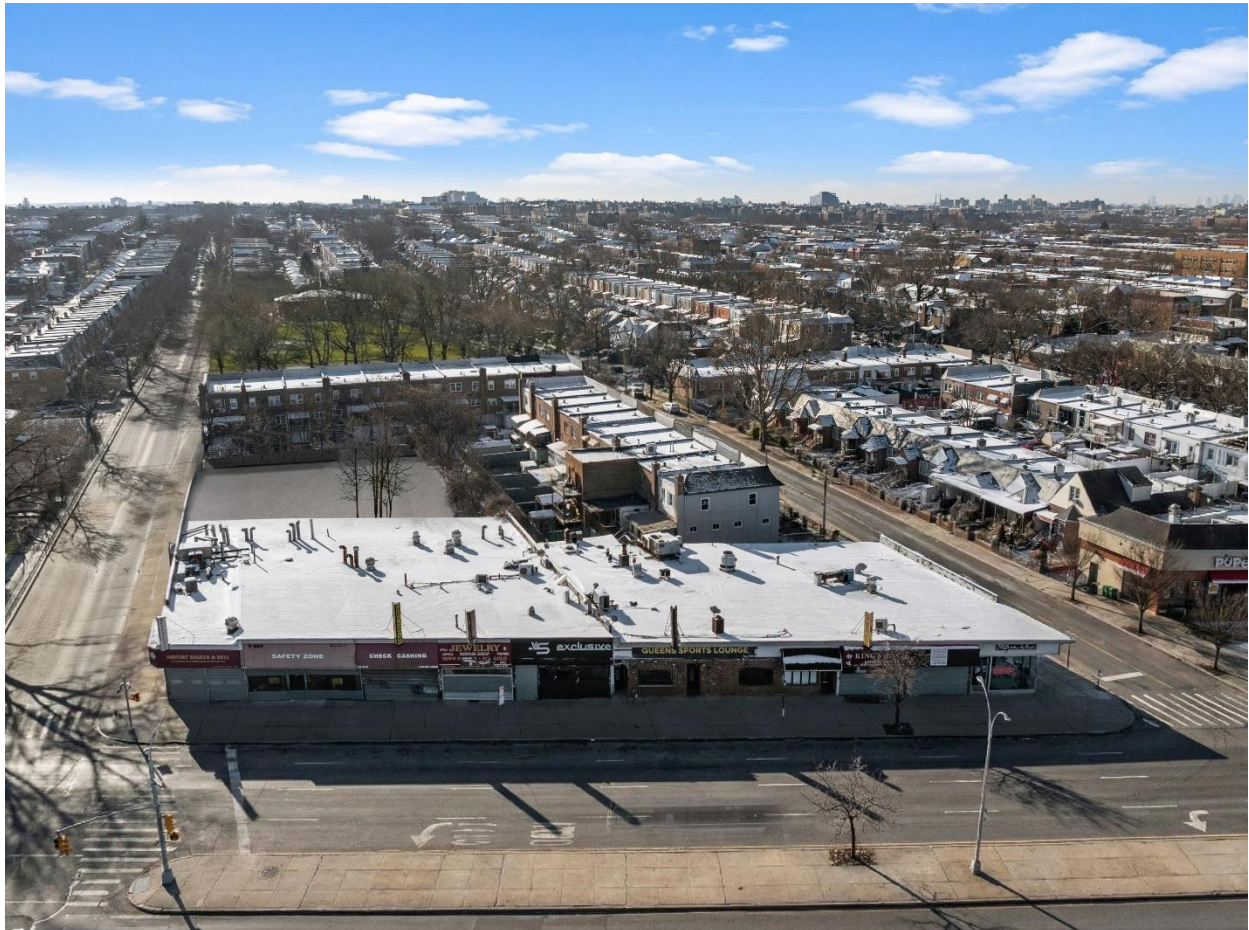
FAR Buildable Area	Resi FAR	Resi SF	Comm. FAR	Comm. SF	Community Facility FAR	Community Facility SF	Total Above Grade Buildable SF	Potential Below Grade SF	Potential Gross Building Size SF	Max Building HT	Resi Unit Potential	Parking
Mixed Use with CF	1	35,020.00	0.90	31,518.00	0.10	3,502.00	70,040.00	46,177.00	116,217.00	35	51	102
Approved Community Facility - Medical & Retail		-	0	0	2.00	70,040.00	70,040.00	46,177.00	116,217.00	35	N/A	212

Property & Lot Characteristics

Lot Size	35,020.00	SF
Dimensions	213.5x 114.94	FT
Astoria BLVD Frontage	213.5	FT
Irregular Shape	Yes	
Split Zoning	Yes	
Zoning	R4 with C2-3, R4B	
Tax Class	4	
Taxes	\$ 124,520.00	

Building Characteristics

Building Size	16,850	SF	Year Built	1952
Dimensions	212 x 89	FT	Construction Type	Masonry
Irregular Shape	Yes		Comm Units	16
Stories	1	FT		
Roof HT	19	FT		
Basement	Yes			
Parking	Yes			
Building Class	One Story Retail Building (K1)			



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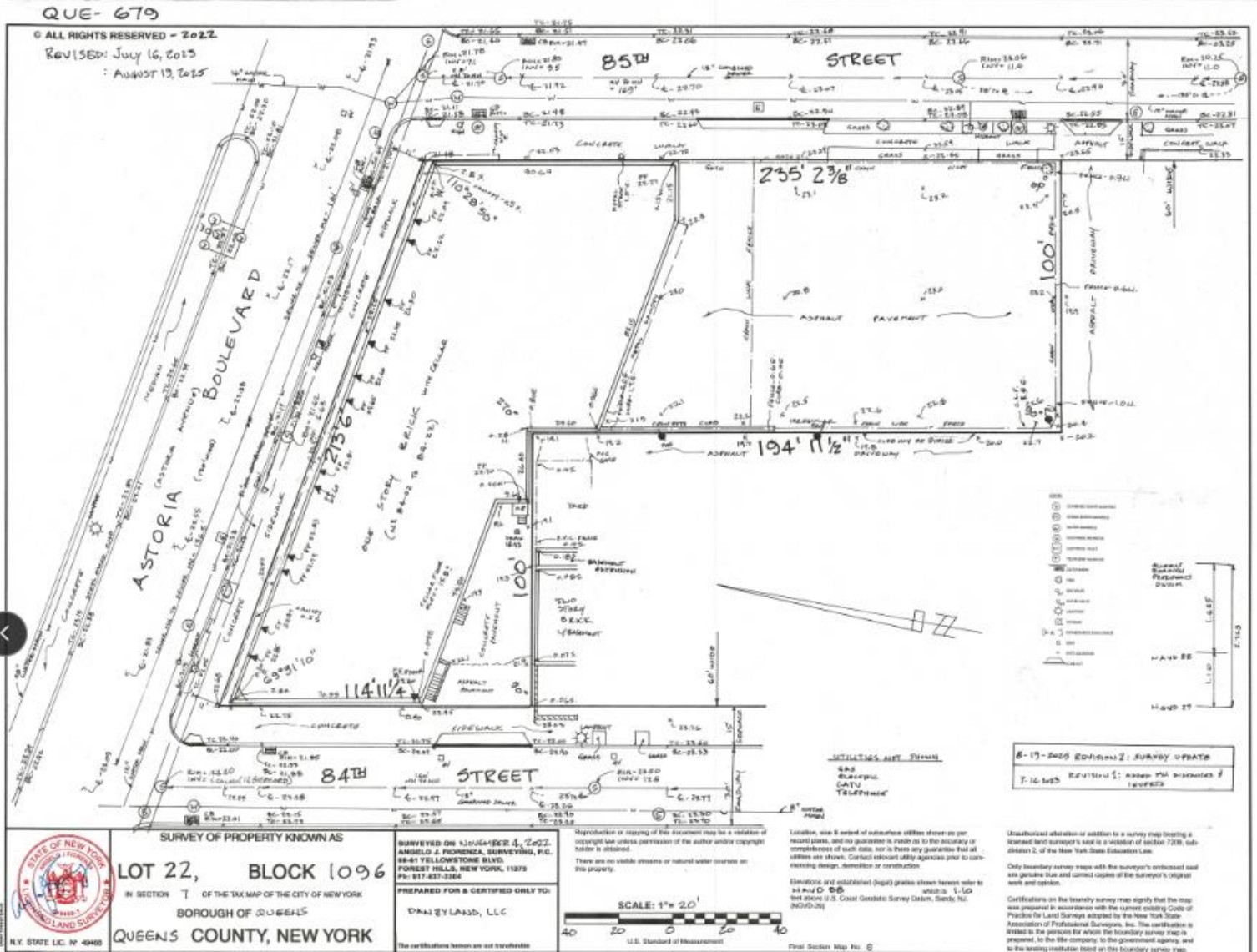
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Survey





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Exclusive Marketing Agents



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