

138-39

Centreville Street
Ozone Park, NY 11417

EXCLUSIVE LISTING | Queens Development Opportunity | 131' x 83' Vacant Lot For Sale

As-of-Right: 6,536 BSF | City of Yes: 8,155 BSF | Ideal for Three 2-Family Detached Houses
Close to Resorts World NYC, Hyatt Regency Hotel, & JFK Airport

Asking Price: \$1,695,000 | PPBSF: \$259 (As-of-Right) PPBSF: \$208 (City of Yes)

Block/Lot:	11535/121
Lot Dimensions:	131 x 83
Lot Area:	10,873 SF
As-of-Right BSF:	6,536 BSF
As-of-Right FAR:	0.6
City of Yes FAR:	0.75
City of Yes BSF:	8,155 BSF
Zoning:	R3X
Tax Class:	1B
Property Taxes (26/27):	\$4,476

OFFERING DESCRIPTION:

138-39 Centreville Street presents a residential development opportunity in the Ozone Park section of Queens. The site measures 131.25' x 83' (10,894 square feet) and is zoned R3X with a 0.6 FAR, allowing for 6,536 buildable square feet as-of-right. With the City of Yes rezoning, the FAR increases to 0.75, offering additional development potential for 8,155 buildable square feet.

The property is ideally suited for the construction of three detached two-family homes up to 2,720 square feet each. The neighborhood offers strong residential demand with excellent connectivity—steps from the A subway line, minutes to JFK International Airport, and near the ongoing \$5.5B expansion of Resorts World Casino. The expansion is expected to create 10,000 jobs further enhancing the area's long-term growth and desirability.



CONTACT:

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SURROUNDING AREA



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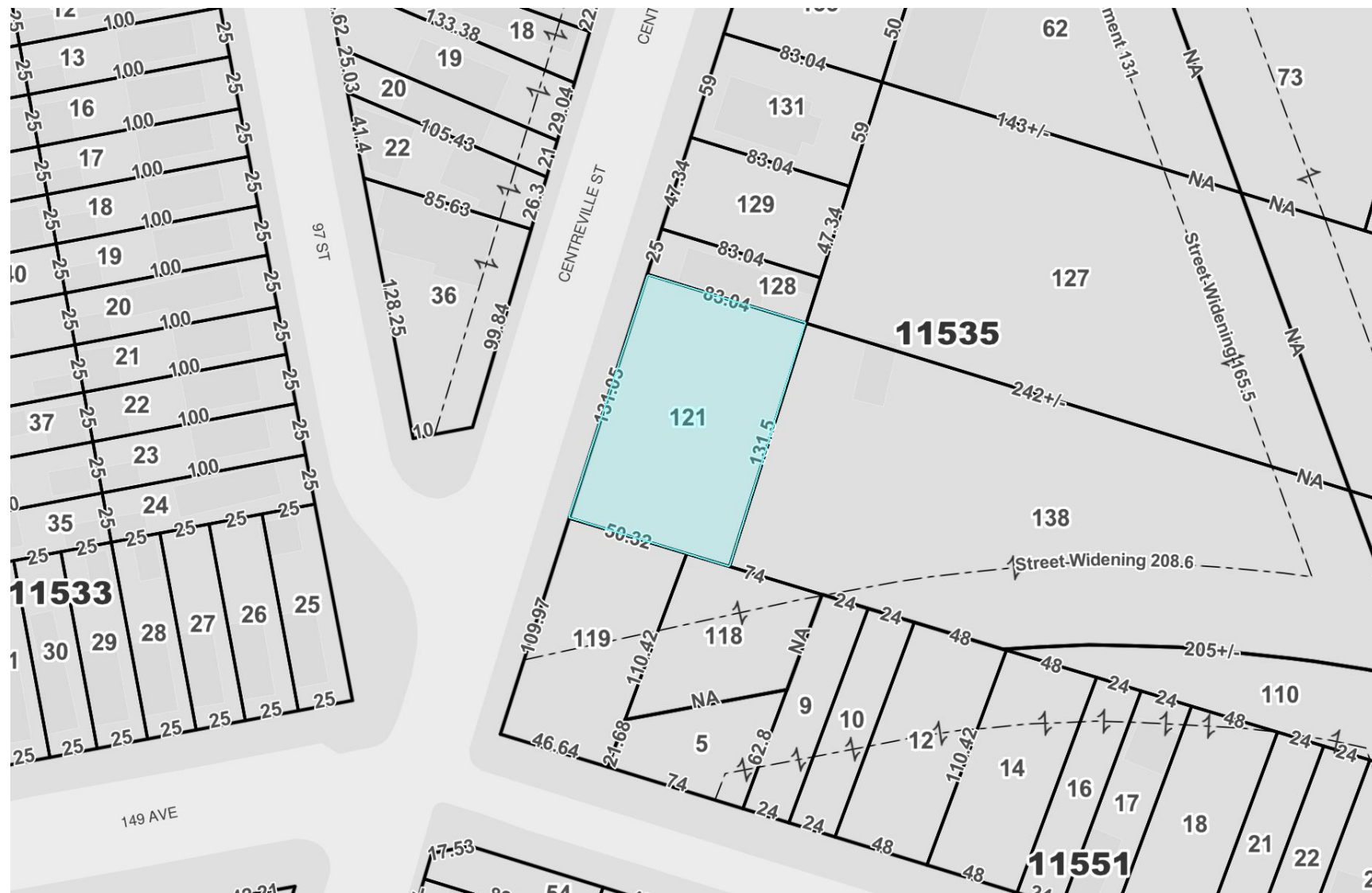
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TAX LOT MAP



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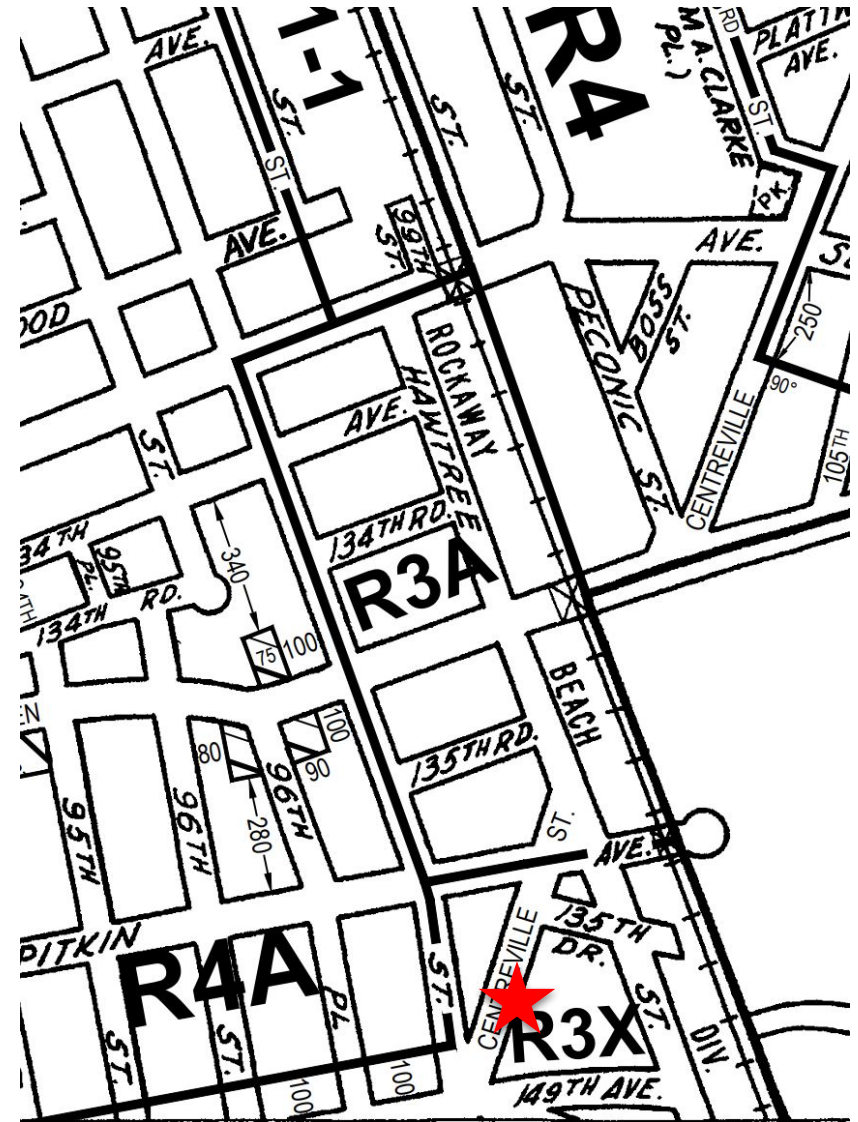
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ZONING OVERVIEW | R3X

R3X contextual districts, mapped extensively in lower-density neighborhoods, such as Forest Hills in Queens and Prince's Bay and Westerleigh in Staten Island, permit only one- and two-family detached homes on lots that must be at least 35 feet wide.

The 0.5 floor area ratio (FAR) in R3X districts may be increased by an attic allowance of up to 20% for the inclusion of space beneath a pitched roof. The perimeter wall may rise to 21 feet before sloping or being set back to a maximum building height of 35 feet. The amount of required open space on a lot is governed by yard requirements. Two side yards that total at least 10 feet are required and there must be a minimum distance of eight feet between houses on adjacent lots. The front yard of a new home must be at least 10 feet deep and, to promote a unified streetscape, it must be at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. An in-house garage is permitted within the building provided the driveway is at least 18 feet deep. One off-street parking space is required for each dwelling unit.



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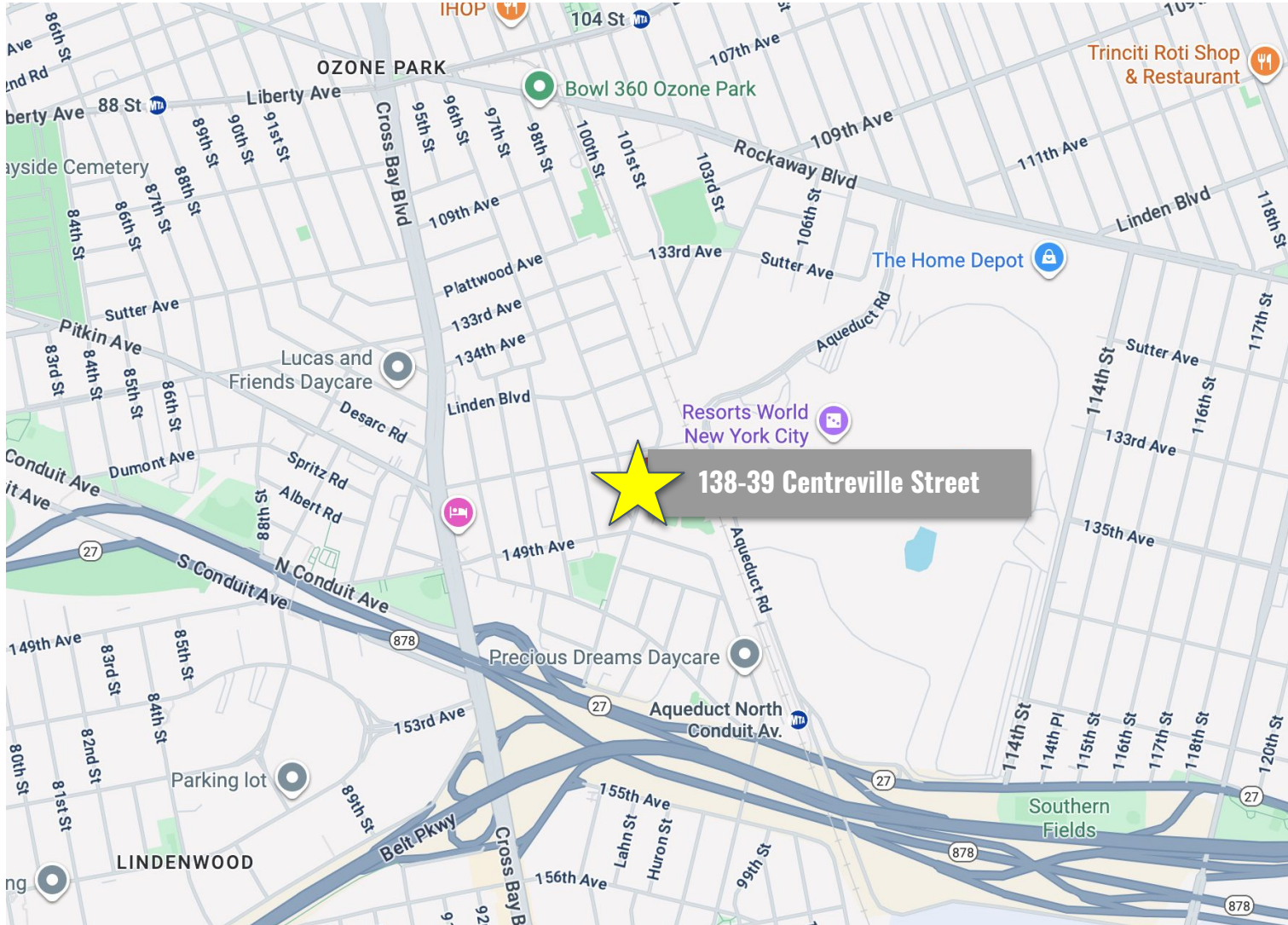
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PROPERTY MAP



Nearby Retail

- The Home Depot
- TD Bank
- Raymour & Flanigan
- Marshalls
- PC Richard & Son
- Auction Outlet
- Eyeworld Optical
- Nissan of Queens
- Stop & Shop

Nearby Restaurants

- Sugar Factory
- C&C Italian Deli
- Kandela
- Aldo's Ozone Park
- Bar 360
- Matteo's of Howard Beach
- New Park Pizza
- IHOP
- Dannys Szechuan Garden
- Sugarbun Bakery

Amenities/Attractions

- A Train
- Resorts World Casino
- JFK Airport
- Limitless Fitness
- Bowl 360 Ozone Park

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