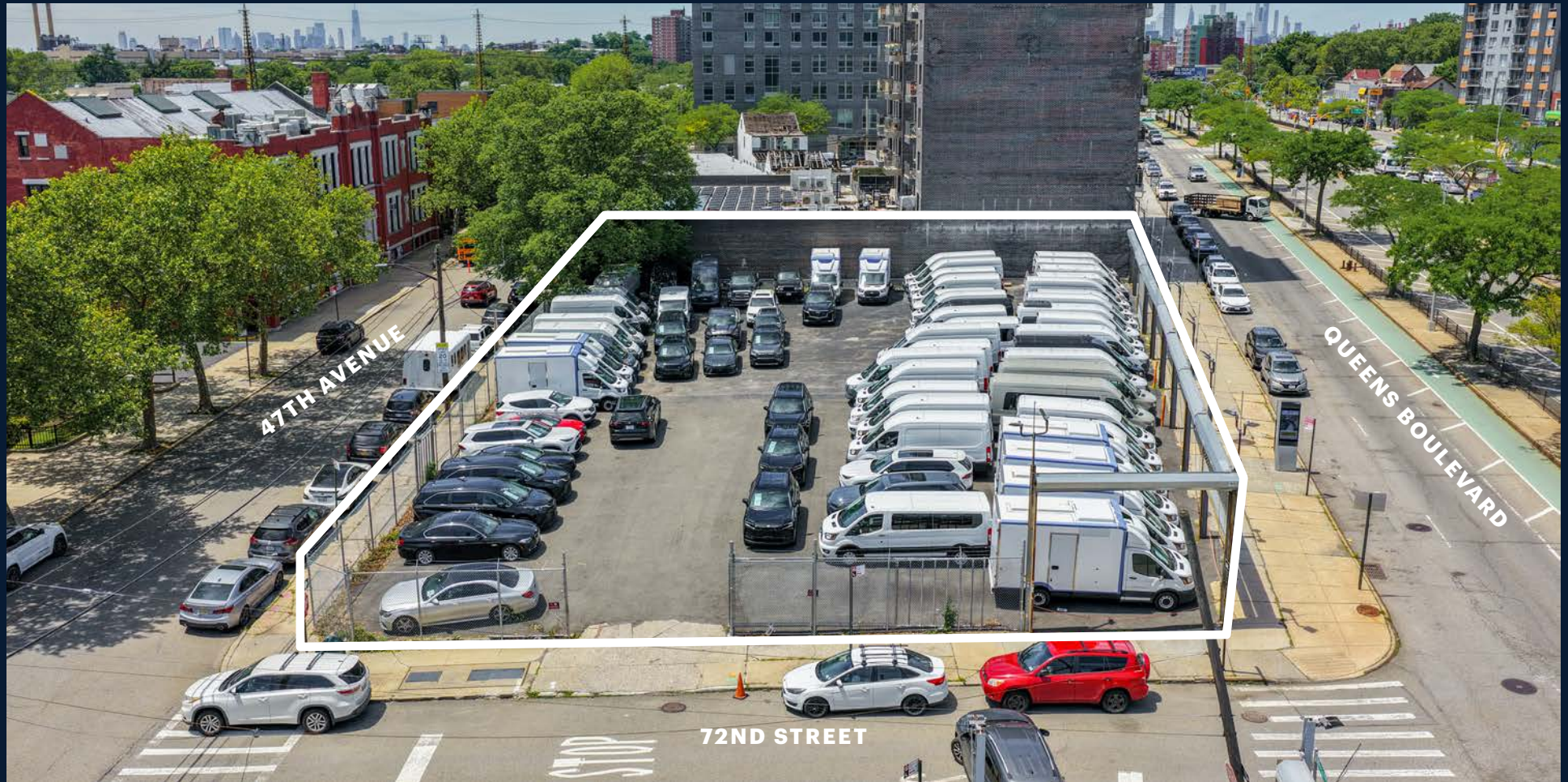


FOR SALE
INQUIRE FOR PRICING GUIDANCE

70-50 QUEENS BOULEVARD

Woodside, NY 11377 | Queens



~116,000 ZFA MIXED-USE DEVELOPMENT SITE
WITH DEMOLITION COMPLETED

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

**Conceptual Plans,
Demolition Completed & Delivered Vacant**
116,000 ZFA mixed-use development with demolition completed.

#2

**Mandatory Inclusionary Housing (MIH)
Designated Development Site - Option 1 or 2**

- Option 1 - 25% of residential floor area at 60% AMI or lower.
- Option 2 - 30% of residential floor area at 80% AMI or lower.

#3

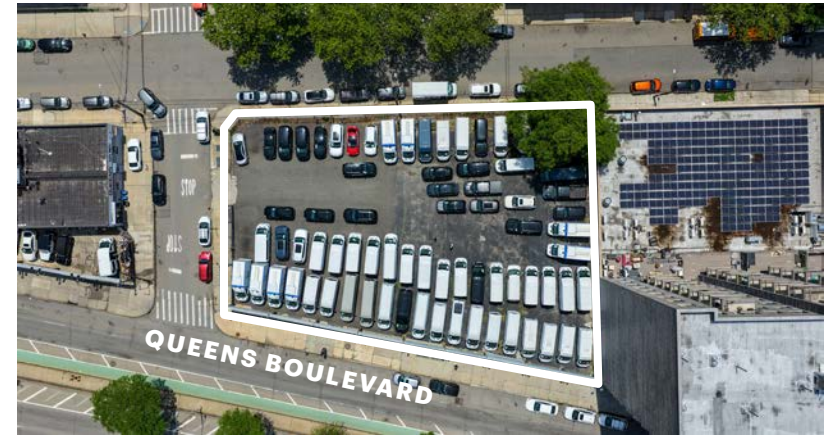
Over 175' of Frontage Along Queens Blvd
Over 400ft of wrap around frontage along Queens Boulevard, 72nd Street, and 47th Avenue, offering exceptional visibility and accessibility.

#4

Convenient Location
In proximity to 7 subway line & LIRR at 61st Street / Woodside and Brooklyn-Queens Expressway.

#5

High-Growth Development Opportunity
Located in one of NYC's fastest-growing and most desirable markets, providing exceptional opportunities for developers.



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Property Address	70-50 Queens Boulevard, Woodside, NY 11377
Location	Southwest corner of Queens Boulevard and 72nd Street
Block / Lot	2444 / 40

PROPERTY INFORMATION

Gross Lot SF	19,355 (approx.)
Lot Dimensions	91' x 175' (approx.)

ZONING INFORMATION

Zoning	R7X / C2-3
Street Width	200' / 60'
Street Width Classification	Wide / Narrow

	FLOOR AREA RATIO	BUIDABLE SF
Commercial	2.00	38,710 SF (approx.)
Residential MIH	6.00	116,130 SF (approx.)
Community Facility	6.00	116,130 SF (approx.)

TAX INFORMATION

Assessment (25/26)	\$1,757,800
Tax Commission Reduction	-\$209,750
Tax Rate	10.8480%
Annual Property Tax (25/26)	\$167,932
Tax Class	4

SURROUNDING DEVELOPMENT



SOLA

72-01 Queens Boulevard,
Woodside (Completed 2024)



65-25 QUEENS BLVD

65-25 Queens Boulevard,
Woodside (Under
Construction)



54-02 & 54-11

54-02 & 54-11 Queens
Boulevard, Woodside
(Planned Construction)



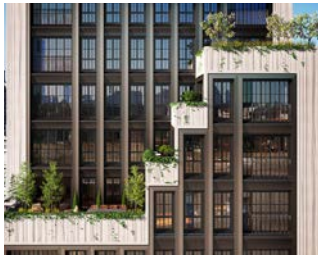
43-34 53RD STREET

43-34 53rd Street, Woodside
(Completed 2023)



VIDA 52

43-15 52nd Street, Woodside
(Completed 2023)



58-01 QUEENS BLVD

58-01 Queens Boulevard,
Woodside (Under
Development)



69-02 QUEENS BLVD

69-02 Queens Boulevard,
Woodside (Completed 2022)



67-17 ROOSEVELT AVE

67-17 Roosevelt Avenue,
Woodside (Under
Construction)



46-02 70TH STREET

46-02 70th Street, Woodside
(Completed 2020)



ARCADIA

40-22 61st Street, Woodside
(Arcadia Woodside, Completed
2023)



70-33 QUEENS BLVD

70-33 Queens Boulevard,
Woodside (Completed 2019)



69-28 QUEENS BLVD

69-28 Queens Boulevard,
Woodside (Completed 2016)



70-65 QUEENS BLVD

70-65 Queens Boulevard,
Woodside Completed 2021)



70-09 QUEENS BLVD

70-09 Queens Boulevard,
Woodside (Completed 2016)

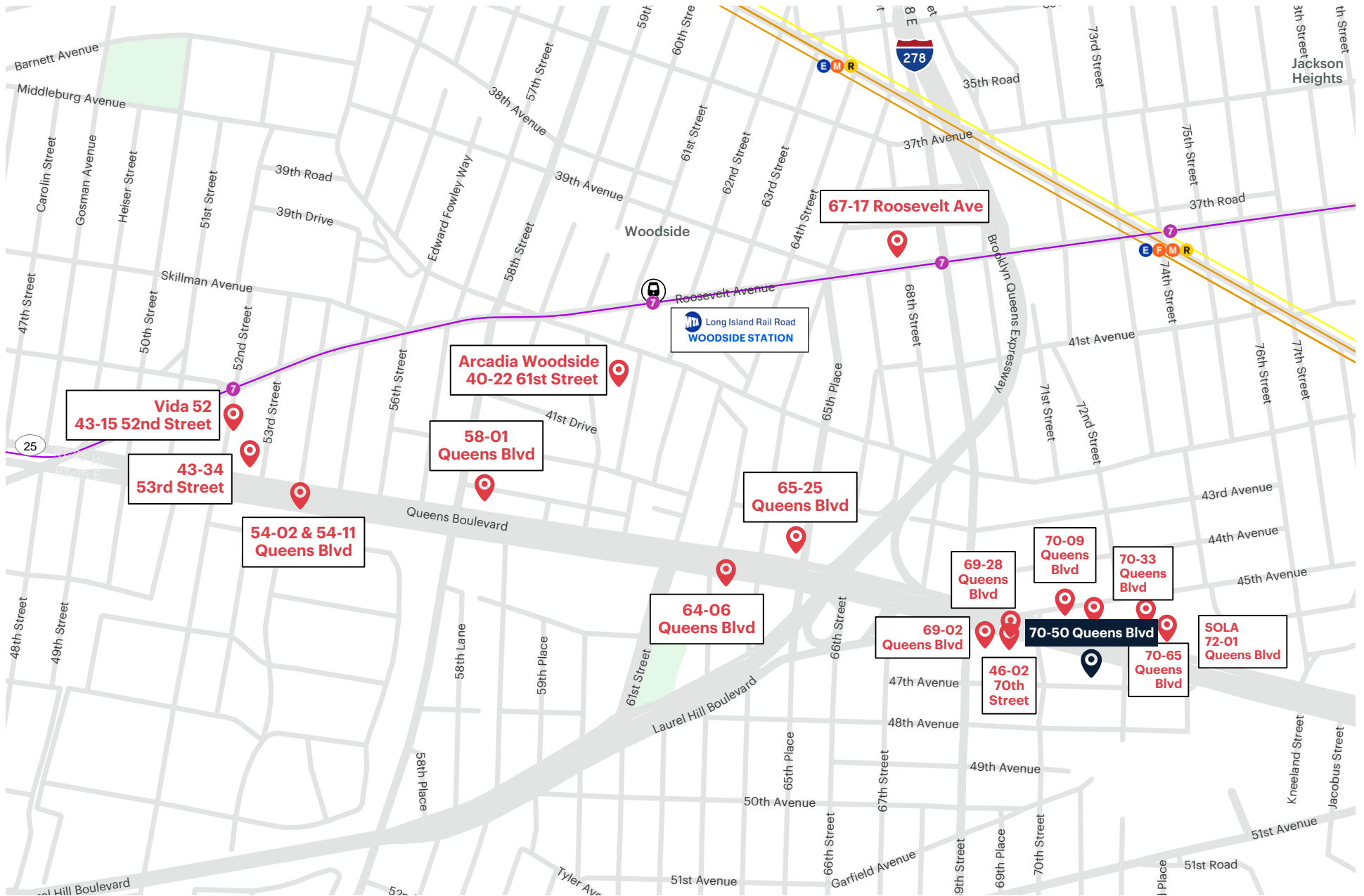


64-06 QUEENS BLVD

64-06 Queens Boulevard,
Woodside (Completed 2017)

**70-50 QUEENS BOULEVARD
FOR SALE**

SURROUNDING DEVELOPMENT MAP



70-50 QUEENS BOULEVARD FOR SALE

RETAIL MAP



THE NEIGHBORHOOD

WOODSIDE is one of Queens' most vibrant and culturally diverse neighborhoods, offering a rich blend of traditions, cuisines, and entertainment options. Known for its lively and welcoming atmosphere, the neighborhood is a haven for food enthusiasts and nightlife seekers alike. Roosevelt Avenue, the main artery of Woodside, hums with energy beneath the elevated 7 train tracks, featuring a plethora of diverse eateries, small businesses, and iconic local spots like Donovan's Pub, a staple for Irish-American comfort food.

A hallmark of Woodside's charm is its unique mix of architecture. While Tudor-style multifamily homes dominate the landscape, the neighborhood has experienced a surge of modern development in recent years. This transformation reflects Woodside's growing appeal to families and young professionals seeking affordable housing with convenient access to Manhattan and other boroughs.

Woodside's reputation as a transit hub is well-earned, with excellent connectivity provided by the Long Island Rail Road, the 7 subway line, and multiple bus routes. The neighborhood's strategic location near major highways like the Brooklyn-Queens Expressway and the Grand Central Parkway makes it an ideal base for commuters and travelers alike.

In addition to its rich cultural tapestry, Woodside is a community that values its green spaces and local traditions. Doughboy Park and Windmuller Park provide peaceful escapes for families and locals, hosting seasonal events and activities throughout the year. The area is also home to a vibrant Filipino community, which hosts annual festivals and celebrations, further enriching the neighborhood's cultural diversity.

Whether you're a local or just passing through, Woodside's dynamic blend of history, culture, and modern conveniences makes it a standout neighborhood in the heart of Queens.



NOTABLE EATERIES

SriPraPhai

Renowned for its authentic Thai cuisine, SriPraPhai has been a cornerstone of Woodside's dining scene. Diners flock here for an extensive menu featuring dishes like crispy watercress salad and spicy catfish, all served in a warm, inviting atmosphere. Its beautiful outdoor garden provides a serene escape for a memorable dining experience.

Mis Tierras Colombianas

This vibrant eatery brings the rich flavors of Colombia to Woodside. Known for its generous portions, the menu boasts favorites like bandeja paisa and empanadas, offering a true taste of Colombian hospitality. Live music on weekends enhances the festive atmosphere and draws in loyal patrons.

Zaab Zaab

Highlighting the bold and spicy flavors of Isan Thai cuisine, Zaab Zaab has quickly become a standout in Woodside's dining landscape. Dishes such as larb and papaya salad are crafted with fresh ingredients, delivering a vibrant and memorable meal. Their inventive cocktails pair perfectly with the spice-forward dishes, elevating the dining experience.

Kasthamandap

Specializing in Nepali cuisine, Kasthamandap offers a unique dining experience with dishes like momo dumplings and traditional thali sets. The restaurant's authentic flavors and cultural ambiance provide a delightful culinary journey. The menu also includes vegetarian and vegan options, ensuring everyone can enjoy a taste of Nepal.

Donovan's Pub

A neighborhood institution since 1966, Donovan's is famed for its classic American fare, particularly its award-winning burgers. The pub's old-world charm and welcoming vibe make it a beloved gathering spot for residents. The warm and lively ambiance makes it perfect for both family dinners and casual meetups.



**70-50 QUEENS BOULEVARD
FOR SALE**

LOCATION STATISTICS



Average Travel Time from Property

To Penn Station

28 minutes via Woodside LIRR

To 69th Street / Roosevelt Avenue & 61st Street 7 Train – LIRR

15-20 minute walk

To Brooklyn-Queens Expressway

5 minutes drive via Queen Blvd on-ramp

To LaGuardia Airport

12 minutes drive via I-278 W / Brooklyn-Queens Expy

Woodside Daily Commuters

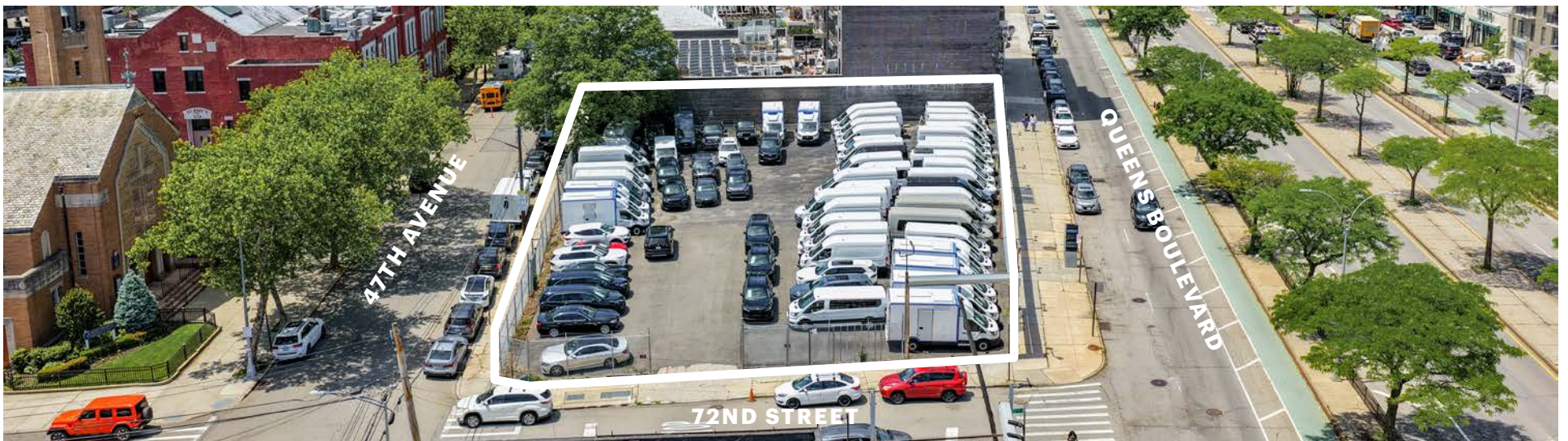
12,123 via 7 subway train at 61st / Woodside station

	0.5 MI	1 MI	3 MI
POPULATION	37,434	170,222	945,561
NUMBER OF HOUSEHOLDS	11,847	59,224	359,146
AVERAGE HOUSEHOLD INCOME	\$108,998	\$103,784	\$359,146
MEDIAN HOUSEHOLD INCOME	\$71,731	\$74,351	\$83,608
COLLEGE GRADUATES	30.87%	35.02%	40.53%
TOTAL BUSINESSES	681	3,995	25,230
TOTAL EMPLOYEES	6,485	51,083	363,171
DAYTIME POPULATION	26,086	135,779	812,750

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

70-50 QUEENS BOULEVARD
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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