

FOR SALE
ASKING PRICE \$1,395,000

67-21 ROOSEVELT AVENUE

Woodside, NY 11377 | **Queens**

TWO-STORY
COMMERCIAL BUILDING
ON ROOSEVELT AVE
STEPS TO 69TH ST
7-SUBWAY STATION



INVESTMENT HIGHLIGHTS

#1

Ideal Commercial Location

Two-story retail/commercial building with superior walkability and exposure.

#2

Owner-User or Investment Opportunity

Ground floor retail delivered vacant, and a month-to-month second-floor church tenant (paying \$3,500/mo) provides flexibility and optionality.

#3

Convenience & Accessibility

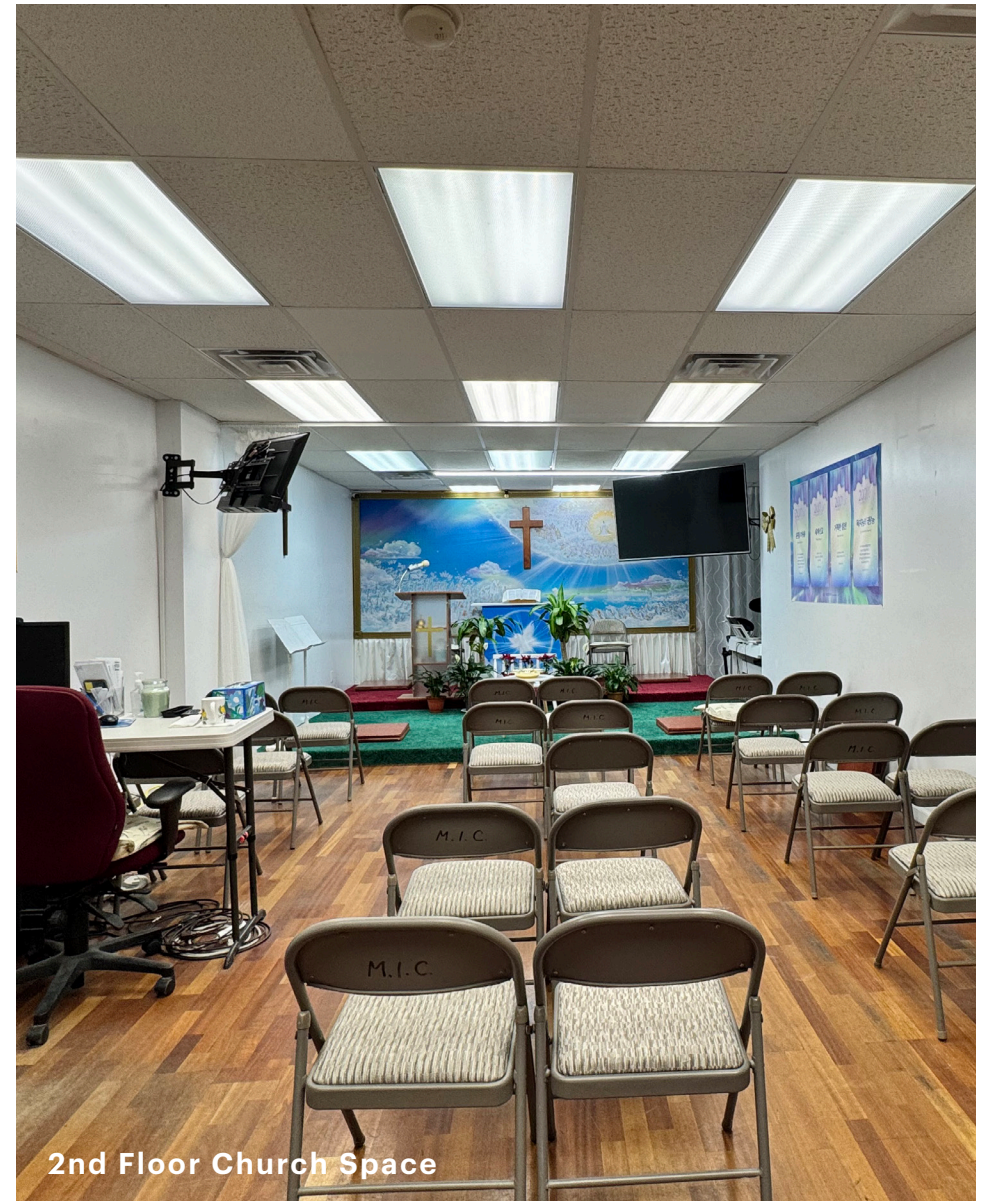
- Steps to 7-subway station at 69th Street-Fisk Avenue & Q32 Bus (Total Weekly Ridership 1,343,011)
- 0.2 miles to I-278 on ramp
- 2.6 miles to LaGuardia Airport
- 3 miles to Citifield & multi-billion dollar Willets Point redevelopment

#4

Expanding Submarket

Woodside remains an attractive location for retailers and medical users, driven by convenience and more residents moving from Manhattan and Brooklyn.

Located less than one mile from Elmhurst Hospital.



2nd Floor Church Space

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PROPERTY OVERVIEW

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PROPERTY SUMMARY

THE OFFERING

Property Address	67-21 Roosevelt Avenue, Woodside, NY 11377
Neighborhood	Woodside
County	Queens
Block / Lot	1223 / 12
Gross Lot SF	2,200 SF (approx.)
Lot Dimensions	20' x 110' SF (approx.)

BUILDING INFORMATION

Building SF	3,026 SF (approx.)
Building Dimensions	20' x 30' SF (approx.)
Stories	2
Commercial Units	2

ZONING INFORMATION

Zoning	R6/C1-4	
	FAR	Buildable SF
Commercial	2.00	4,400
Residential	2.93	6,440
Community Facility	4.80	10,560
Available Air Rights (As-of Right)	3,414 SF (approx.)	

NYC TAX INFORMATION

Assessment (25/26)	\$288,000
Tax Rate	10.848%
Gross Property Taxes	\$31,242
Tax Class	4



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RETAIL MAP



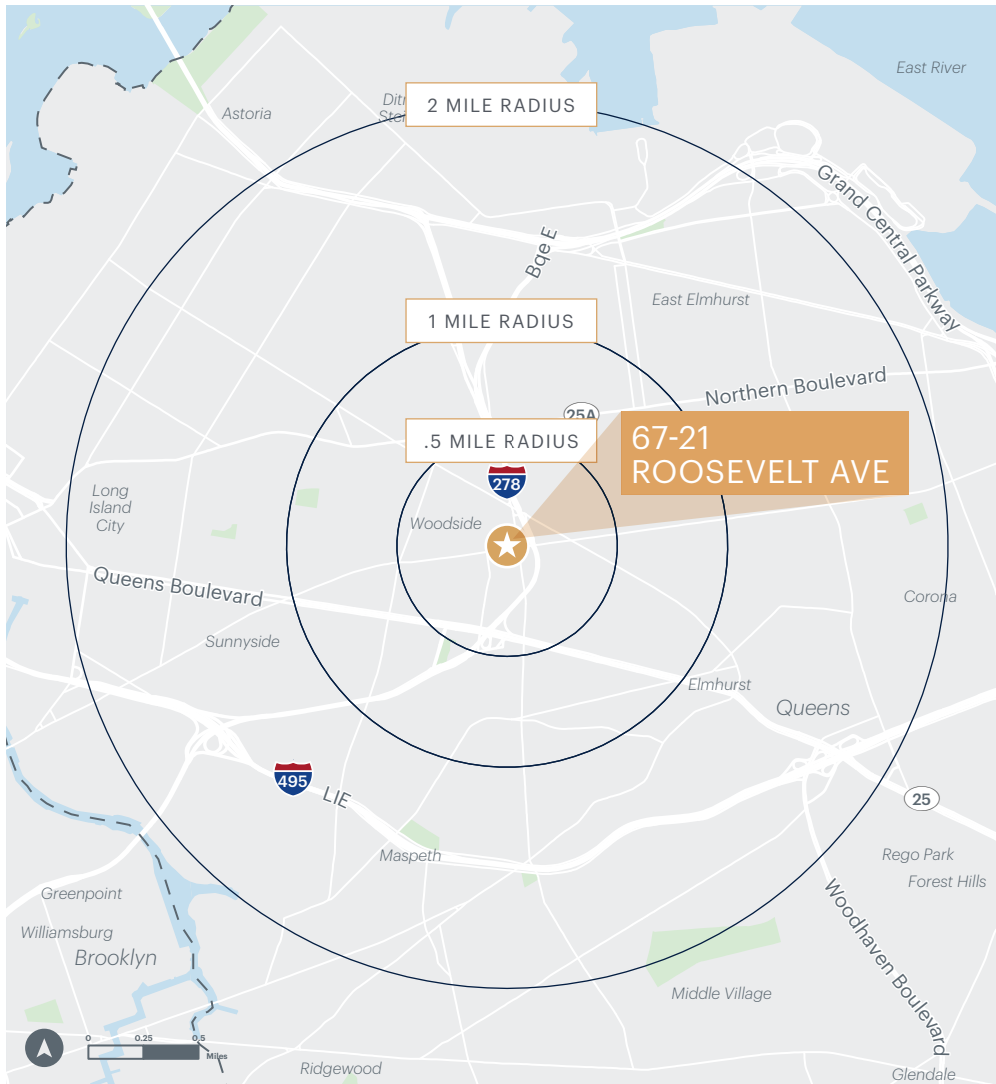
MARKET OVERVIEW

WOODSIDE, Queens is one of the borough's most authentic crossroads neighborhoods, where Roosevelt Avenue anchors a lively mix of small businesses, international eateries, bakeries, cafés, produce markets, and long-standing local shops that give the area its unmistakable energy. The streetscape reflects the neighborhood's deep cultural blend, with strong Filipino, Irish, Latino, and South Asian influences shaping everything from the food scene to the day-to-day rhythm of the community. That mix gives Woodside a true melting-pot identity—busy, welcoming, and full of character—where residents and visitors can move from casual neighborhood staples to vibrant mom-and-pop storefronts in just a few blocks. Woodside's appeal comes from feeling deeply rooted in Queens while still offering the density, flavor, and street life of a classic New York neighborhood.

What makes Woodside especially compelling is its connectivity. The 61 St-Woodside station on the 7 line provides direct access east to Flushing–Main Street and west into Manhattan, while Mets–Willets Point offers a quick link to Citi Field along the same line. In addition, the LIRR Port Washington Branch stops at Woodside, giving commuters another fast option into Penn Station and easy regional access across Queens and Long Island. That combination of subway and rail service makes Woodside exceptionally well connected—not just to Midtown, but also to major destinations like Flushing and Citi Field—while keeping residents in the middle of one of Queens' most culturally rich and community-driven neighborhoods.



AREA DEMOGRAPHICS



	.5 MILE	1 MILE	2 MILES
POPULATION	50,013	172,418	546,199
NUMBER OF HOUSEHOLDS	17,558	62,141	198,517
AVERAGE HOUSEHOLD INCOME	\$109,132	\$104,638	\$107,701
MEDIAN HOUSEHOLD INCOME	\$74,961	\$75,132	\$79,319
COLLEGE GRADUATES	38.79%	36.08%	36.39%
TOTAL BUSINESSES	1,525	3,943	13,312
TOTAL EMPLOYEES	14,397	53,780	183,996
DAYTIME POPULATION	38,629	140,334	442,949

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

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