

# Sunnyside Development Site

4908-4910 Queens Blvd, Flushing, NY 11377



Presented By:  
Wagner & Kelly, Inc.



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## Property Details

Great location with high visibility. 1 ft easement on either side of the current building structures. The double-wide lot provides substantial space for construction.

**Price: \$3,500,000**

- 40' x 100' Lot Zoned C4-4A.
- 16,000 BSF As-Of-Right. 20,040 BSF with UAP.
- Covered Land Play – Projected Gross Income of \$229,200
- High Demand Retail and Residential Location
- (3) Blocks from 46th Street Subway Stop
- Last Lease Expires April 2025, Collect Rent While Waiting for Plan Approval.

View the full listing here: <https://www.loopnet.com/Listing/4908-4910-Queens-Blvd-Flushing-NY/34788159/>

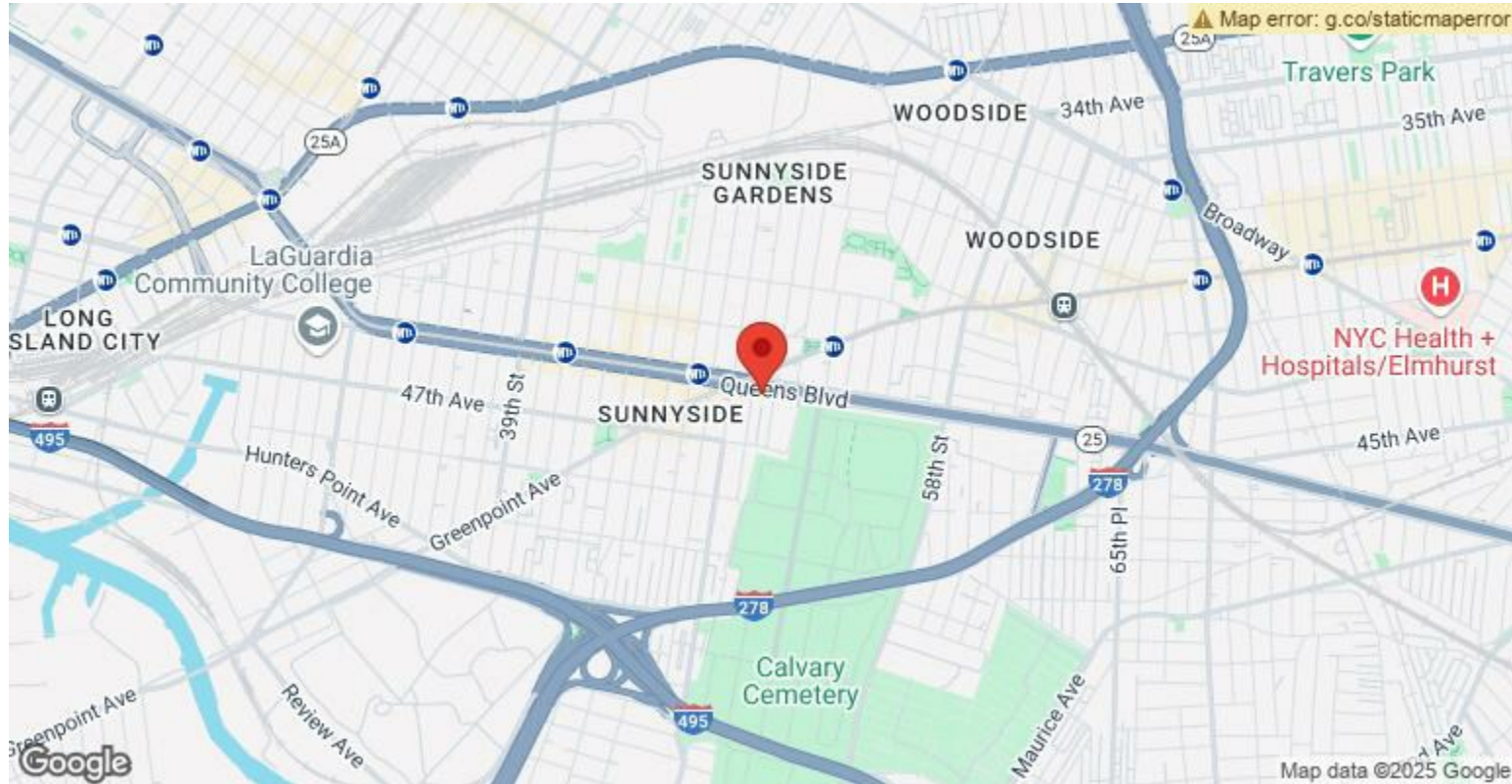
|                     |                       |
|---------------------|-----------------------|
| Price:              | \$3,500,000           |
| Property Type:      | Land                  |
| Property Subtype:   | Commercial            |
| Proposed Use:       | Commercial            |
| Sale Type:          | Investment            |
| Total Lot Size:     | 0.18 AC               |
| Sale Conditions:    | Redevelopment Project |
| No. Lots:           | 1                     |
| Zoning Description: | C4-4A                 |
| APN / Parcel ID:    | 02282-0026            |



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## Property Photos



attachment (44)



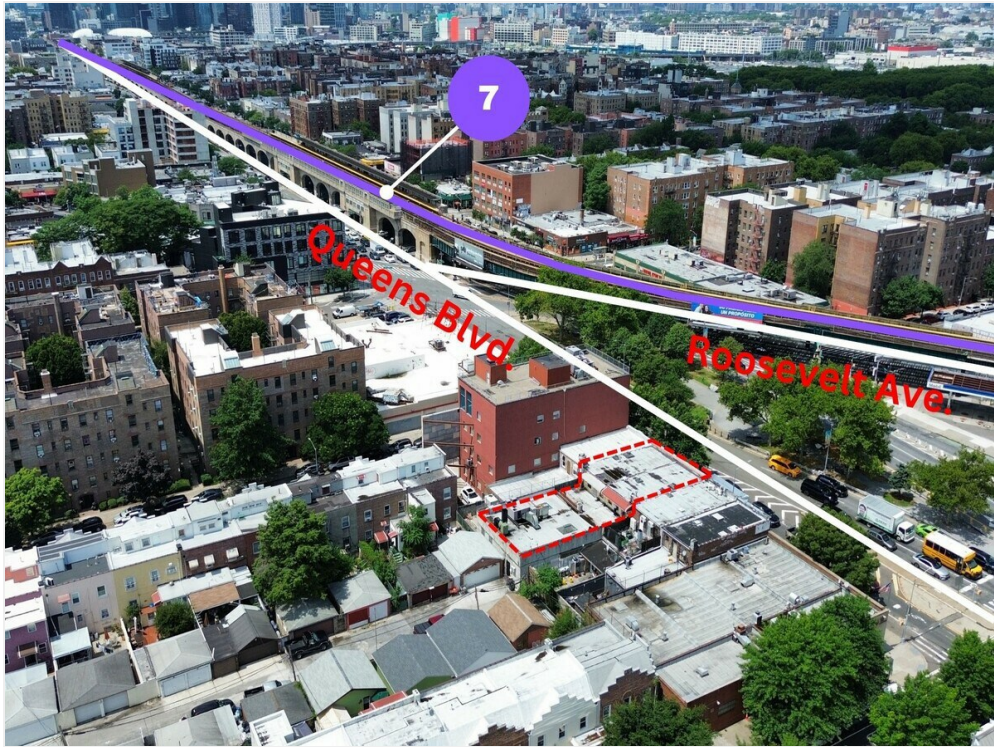
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## Property Photos



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