



RENDERING

FOR SALE
ASKING PRICE \$3,600,000
PRICE PER BUILDABLE ZFA \$158

84-14 QUEENS BOULEVARD

Elmhurst, NY 11373 | **Queens**

FULLY-APPROVED
MIXED-USE
DEVELOPMENT SITE ON
QUEENS BOULEVARD

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Approved Mixed-Use Development Plans

The property will be delivered with fully approved plans for the development of retail, community facility, and residential space, allowing for immediate execution and eliminating entitlement risk.

#2

Convenient Location

Located adjacent to the M/R subways at Grand Avenue-Newtown, several bus lines, and within minutes to the Long Island Expressway.

#3

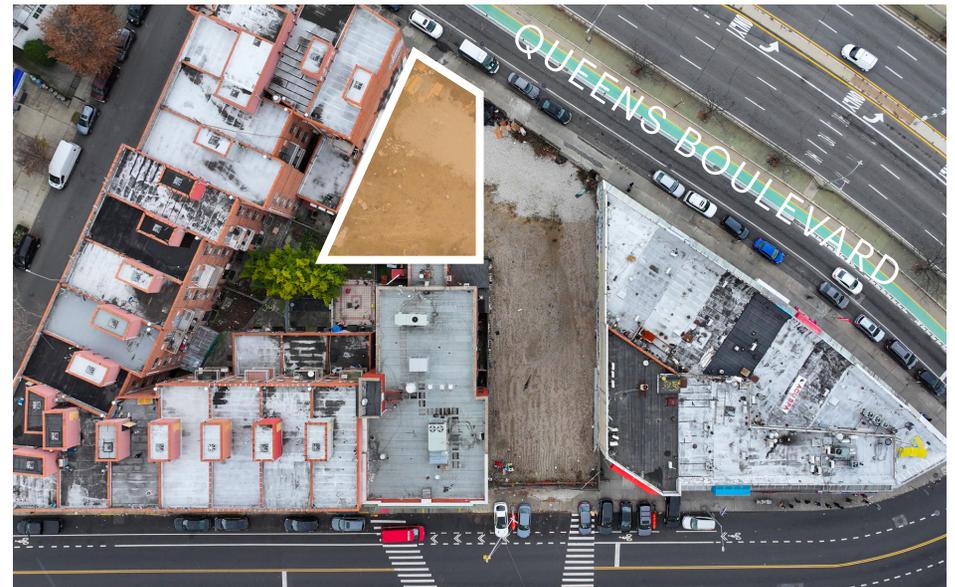
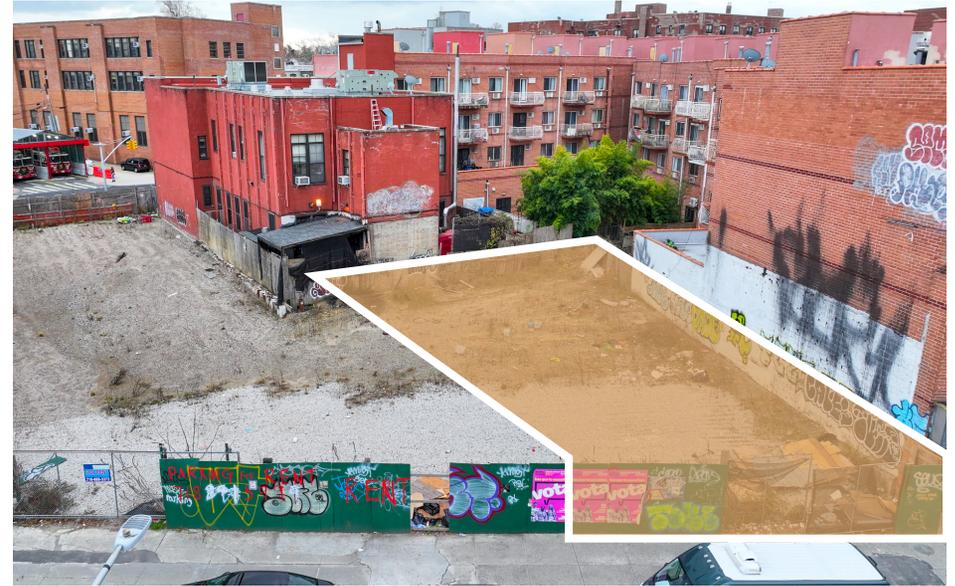
Strong Retail Demographic

Situated in a highly frequented pocket of Elmhurst featuring diverse local restaurants along with national and regional credit retailers including Target, Starbucks, Macy's, Flushing Bank and many more.

#4

Prominent Queens Boulevard Frontage ~70,000 Average Daily Traffic (ADT)

The property will be delivered with fully approved plans for the development of retail, community facility, and residential space, allowing for immediate execution and eliminating entitlement risk.



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Address	84-14 Queens Boulevard Elmhurst, NY 11373
County	Queens
Location	South side of Queens Boulevard between Van Loon Street and Grand Avenue.
Block / Lot	2477 / 5
Property Type	Approved Development Site

PROPERTY INFORMATION

Lot Dimensions	42.17' x 99.5'
Lot SF	4,661

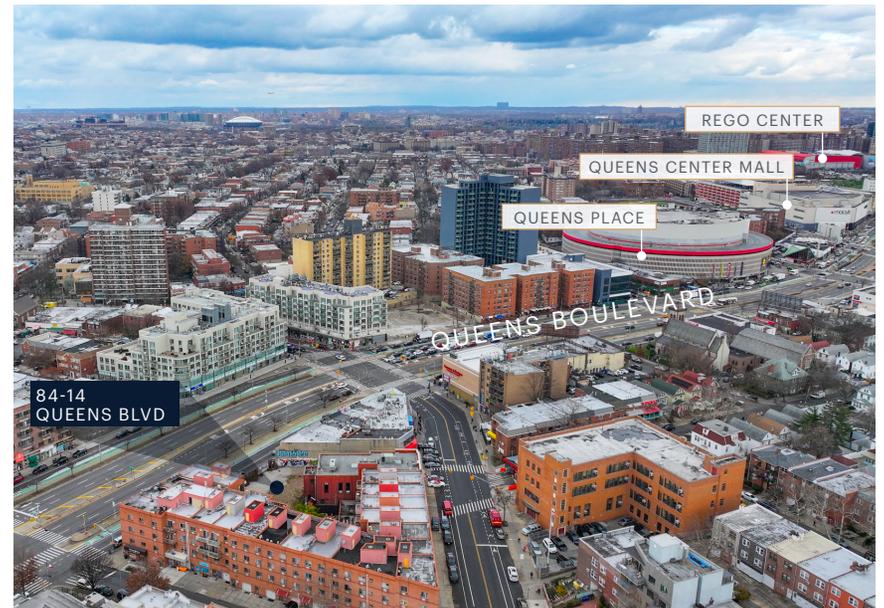
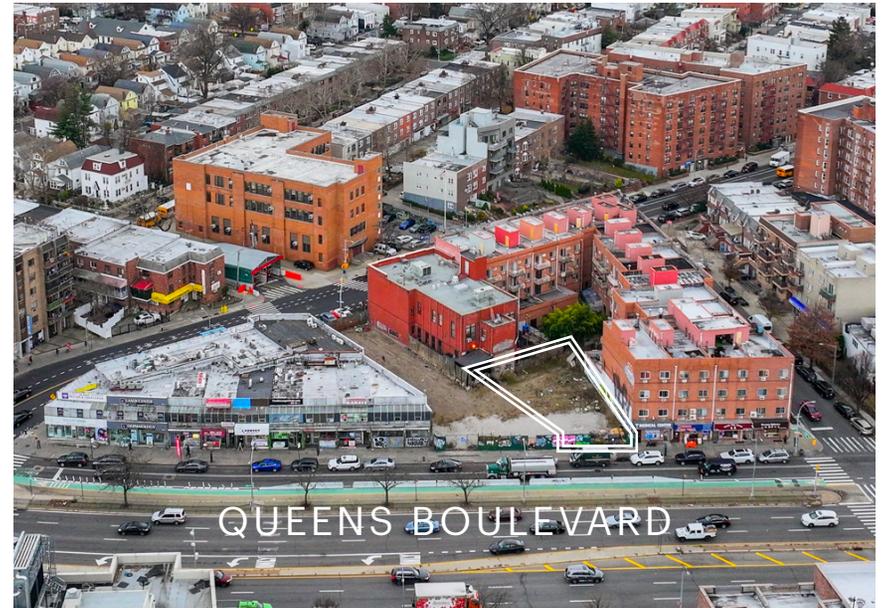
ZONING INFORMATION

Zoning	R6/C2-2
Street Width	200
Street Width Classification	Wide

ZONING INFORMATION

Assessment (25/26)	\$173,700
Tax Rate	10.8480%
Taxes (25/26)	\$18,843
Tax Class	4

* Information above includes approximations



APPROVED PLANS



APPROVED PLANS

Address	84-14 Queens Boulevard Elmhurst, NY 11373
Lot Coverage	98%
Building Dimensions	67.73' x 42.22'
Building Height	84'-10 3/4"
Stories	8
Walk-Up / Elevator	Elevator
Above Grade Gross SF	25,651 SF (approx.)
Below Grade Gross SF	4,626 SF (approx.)
Total Gross SF	30,278 SF (approx.)
Residential Units	26
Commercial Units	2
Total Units	28
Residential ZFA	18,931
Residential NSF	13,595 SF (approx.)
Avg. Unit NSF	523 SF (approx.)
Ground-Floor Retail NSF	3,740 SF (approx.)
Ground-Floor Community Facility NSF	195 SF (approx.)
Below-Grade Retail NSF	2,723 SF (approx.)
Total Commercial NSF	6,658 SF (approx.)
Retail ZFA	3,658 SF (approx.)
Community ZFA	246 SF (approx.)
Total Commercial ZFA	3,904 SF (approx.)
Bicycle Parking Spaces	13

**84-14 QUEENS BOULEVARD
FOR SALE**

RETAIL MAP



**84-14 QUEENS BOULEVARD
FOR SALE**

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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