

DEVELOPMENT SITE EAST ELMHURST, NY

108-14 ASTORIA BOULEVARD, EAST ELMHURST, NY 11369

FOR SALE | PRIME DEVELOPMENT SITE

ASKING: \$30,000,000

We are pleased to present this exceptional opportunity to acquire a large-scale development site totaling 35,745 SF with significant in-place income. Located directly on the bustling Astoria Boulevard, this site offers unmatched potential for a landmark residential or mixed-use project in a rapidly appreciating neighborhood.

The property is currently leased to a national tenant, Enterprise Rent-A-Car, providing substantial carrying income while securing development approvals. With the proposed "City of Yes" zoning changes, the site offers a potential buildable area of up to 213,600 BSF.

Investment Highlights

- **Massive Development Potential:** A substantial lot of 35,745 SF with the potential to develop up to 213,600 buildable square feet under the proposed R7X zoning (FAR 6.0).
- **Significant In-Place Income:** Secure cash flow of \$359,281 per year from a Triple Net (NNN) lease with Enterprise. The lease runs through April 2026, perfectly timed to cover costs during the design and approvals phase.
- **Unbeatable Queens Location:** Situated with high visibility on Astoria Boulevard, a major commercial and commuter thoroughfare.
- **Proximity to World-Class Destinations:** Located less than 10 minutes (under 2 miles) from LaGuardia Airport (LGA), Citi Field (Home of the NY Mets), and the USTA Billie Jean King National Tennis Center (Home of the US Open).
- **Superior Accessibility:** Immediate access to the Grand Central Parkway and close proximity to the Cross Island Parkway and Brooklyn-Queens Expressway (BQE), offering convenient travel throughout the boroughs and Long Island.
- **Favorable Zoning Upside:** Currently zoned R6A, the property is poised to benefit from the "City of Yes for Housing Opportunity" initiative, which may permit an upzoning to R7X, unlocking significant additional value.



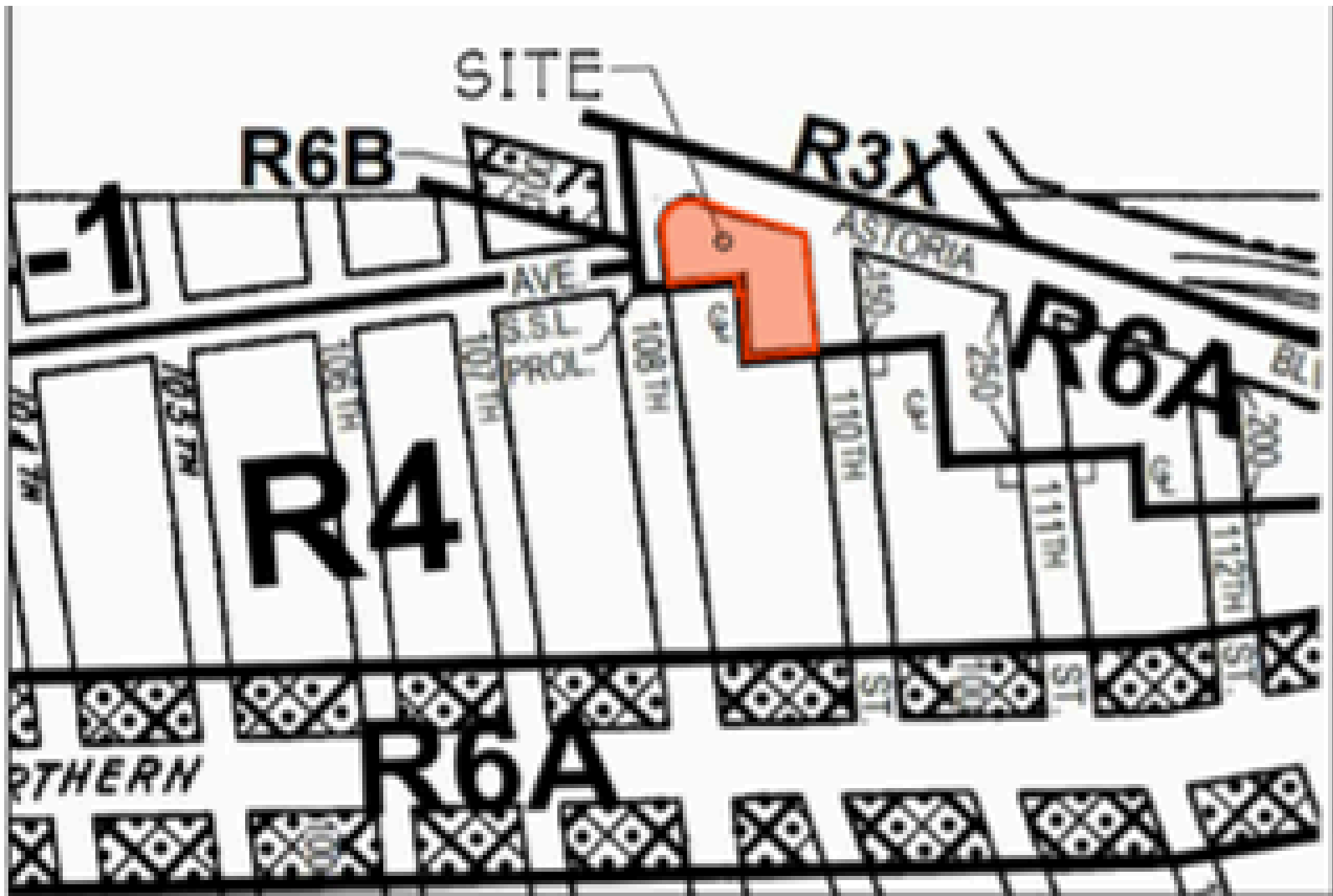
Block / Lots	Block 107 ; Lots 86, 87, 93, 94, 97, 98, 99
Total Lot Size	Approx. 35,745 SF
Current Zoning	R6A (FAR 3)
Max buildable	102, 000
Potential Zoning (City of Yes)	R7X (FAR 6)
Max Potential BSF	213,600 SF
Current Use	Enterprise Rent-A-Car
Annual Income	359,281 (Triple Net - NNN)
Lease Expiration	Aprile 2026



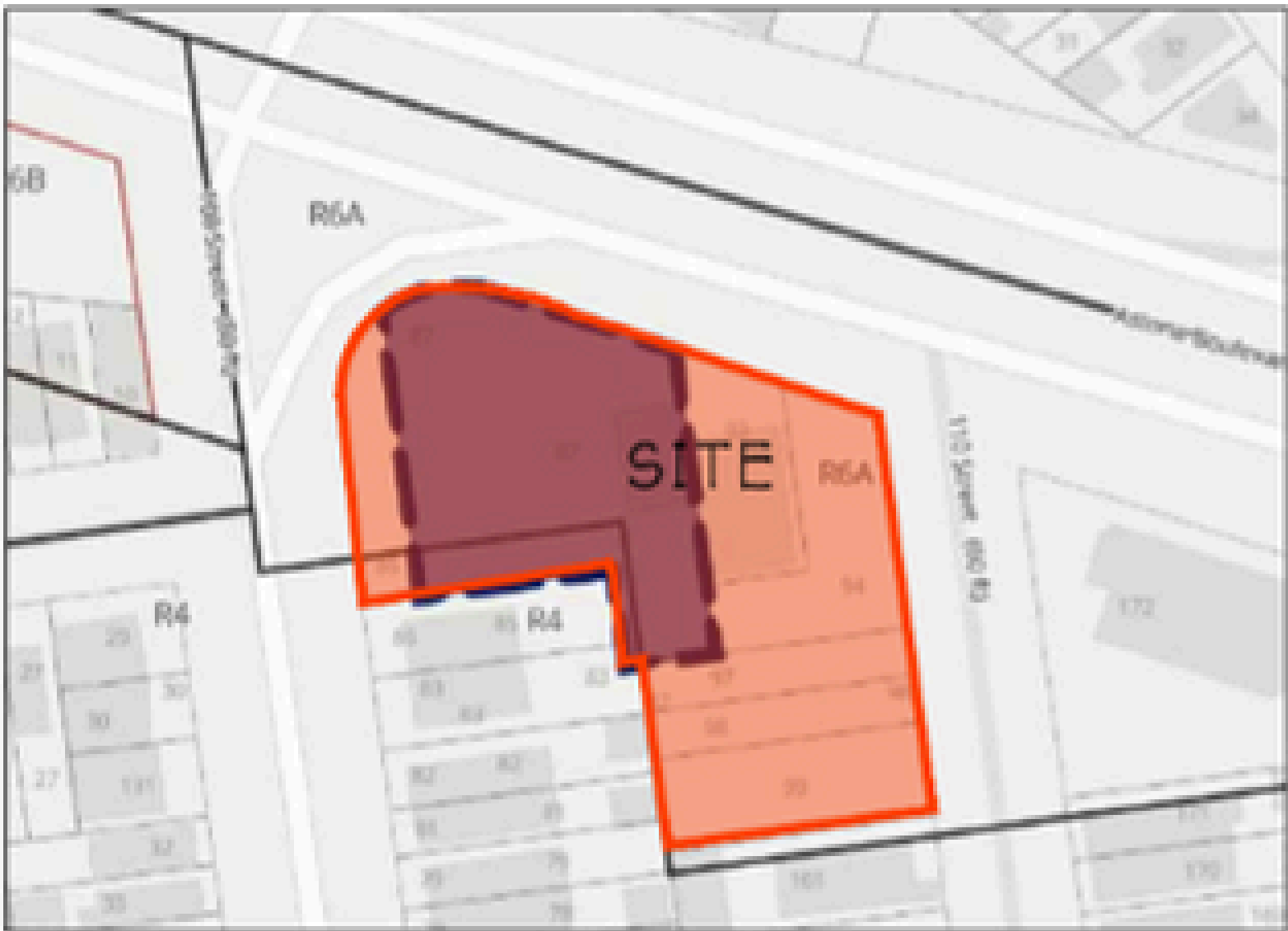
PROPOSED PLAN



AERIAL PHOTO



ZONING MAP No. 14c



AREA MAP

SCHEME A

PROPOSED PLAN

Zoning Analysis - R7X/C2-4 - City of Yes - CHO				
Site Data				
Block(s)			1703	
Lot(s)			86, 87, 93, 94, 97, 98 & 99	
Street Address(es)			108-14 Astoria Blvd.	
Existing Zoning district			R6A & R4	
Proposed Zoning district			R7X/C2-4	
Community District			403	
Zoning Section Map No.			10b	
Total Zoning Lot Area			35,745.98 sf	
L.A. - Corner lot portion (C2-4 overlay)			23,238.89 sf	
L.A. - Interior through lot portion			12,507.09 sf	
Item	Zoning Section	Permitted/Required	Proposed	Compliance/Notes
Uses Permitted	22-00	1 - X	II, IV & VI	Yes
Max. F.A.R.				
Residential	35-31 & 23-222	*6.00	5.13	Yes
Commercial	33-121	2.00	0.61	Yes
Community Fac.	33-121	5.00	0.26	Yes
Entire site		6.00	6.00	Yes
Max. Floor Area				
Residential		214,475.88 sf	*183,435.82 sf	Yes
Commercial		71,491.96 sf	21,645.49 sf	Yes
Community Fac.		178,729.9 sf	9,394.57 sf	Yes
Entire site		214,475.88 sf	214,475.88	Yes
Max. Lot Coverage				
Residential - corner portion (%)		100%	79%	Yes
Max. S.F.	35-36, 23-361 & 23-362	23,238.89 sf	18,396.96 sf	
Residential - interior through lot portion (%)		80%	58%	Yes
Max. S.F.		.80 x 12,507.09 = 10,005.67 sf	7,206.54 sf	
Yards				
Front	35-51, 23-321 & 23-322	None	None	Yes
Side	35-52, 23-331 & 23-334	0 or 5'-0" min.	0	Yes
Rear	35-53, 02 23-343	None w/in 100' of corner and/or Bldg. Ht. < 75 ft. = 20'-0" & > 75' = 30'-0"	33'-2 1/2"	Yes
Density				
No. of D.U.'s	35-40, 23-52	181,292.86 / 500 = 362	**200 approx.	Yes
Max. Height & Setback				
Min. Base Height		60'-0"	65'-0"	Yes
Max. Base Height		105'-0"		
Max. Building Height	35-632, 23-432 & 23-434	145'-0"	95'-0"	
Setback Narrow Street		15'-0"	N.A.	
Setback Wide Street		10'-0"	N.A.	
Street wall location	35-631 & 23-661 (b)	Along wide streets & along narrow streets w/in 50 ft. of their intersection with a wide street at least 70% of the aggregate width of street walls shall be located within 8'-0" of the street line and extend to at least the minimum base height, etc. On zoning lots bounded by more than one street, the street wall location shall only apply along one street line.	On the street line along Astoria Blvd.	Yes
Req'd. Parking				
Residential	36-31 & 25-21	None required for new residential development	0	Yes
Commercial	36-21	1 per 1,000 sf = 21,645.49 / 1,000 = ***22 spaces	22 + 9 = ***31 < 40 = None req'd.	Yes
Community Fac.		1 per 1,000 sf = 9,394.57 / 1000 = ***9 spaces		
Req'd. Bicycle Parking				
Residential	25-80	1 per 2 D.U.'s = 100	100 bikes	Yes
*Reflects Zoning Floor Area with MHF reduced by Quality Housing and mechanical deductions.				
**Number of apartments can increase based on Unit Distribution to the max. allowed.				
***As per 36-232 ZR - Waiver - 40				

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. GERALD J. CALIENDO ARCHITECT, P.C. AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

Architecture

Interior Design

Code Consultant

Building Dept.

Expediting

138-72 Queens Boulevard

Briarwood N.Y. 11435

Tel. (718) 268-9098

Fax (718) 268-9097

www.caliendoarchitects.com

Gerald J. Caliendo, R.A., A.I.A.

Architect, P.C.

REGISTERED ARCHITECT

GERALD J. CALIENDO

020241

STATE OF NEW YORK

DRAWING No. 2 OF 6

Z002.00

DRAWN BY: NIMH.

CHECKED BY: GJC

JOB No. 24160

SCALE AS NOTED

DATE 9-19-24

DRAWING TITLE

PROP. R7X / C2-4 - COY-CHO

PREMISES

10^ASTORIA BLVD.

ERIC LI

917-865-6537

ERIC.LI@ECR.NYC

EAST COAST

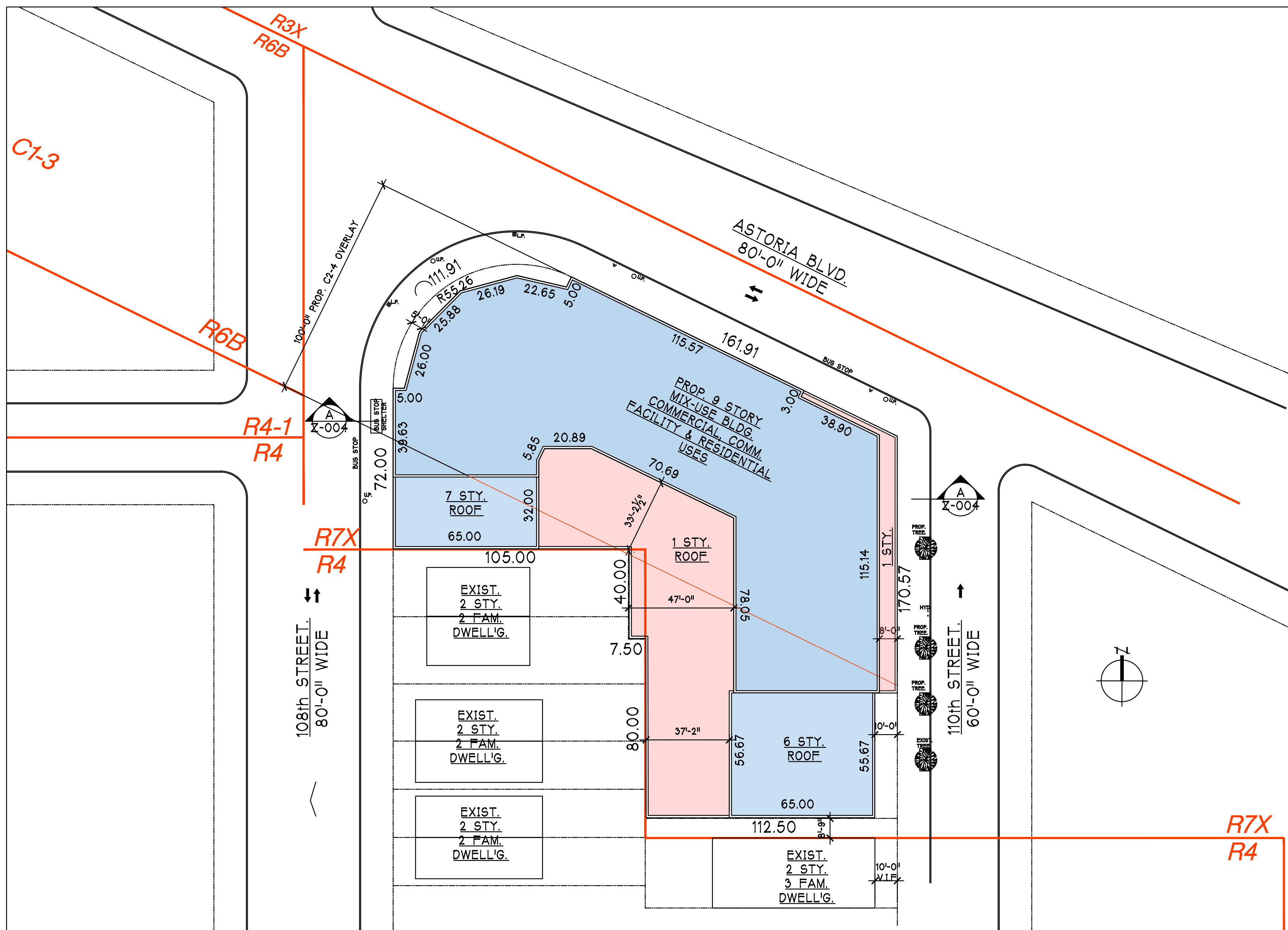
REALTORS

Tony Hack

917-670-2483

THACK917@GMAIL.COM

PROPOSED PLAN



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DRAWN BY:	N.M.H.	DRAWING TITLE	SITE PLAN
CHECKED BY:	GJC		
JOB No	24160	PREMISES	101 EAST ASTORIA BLVD. SEASIDE, OR 97138
SCALE	AS NOTED		
DATE	9-19-24		



DRAWING No:	3 OF 6

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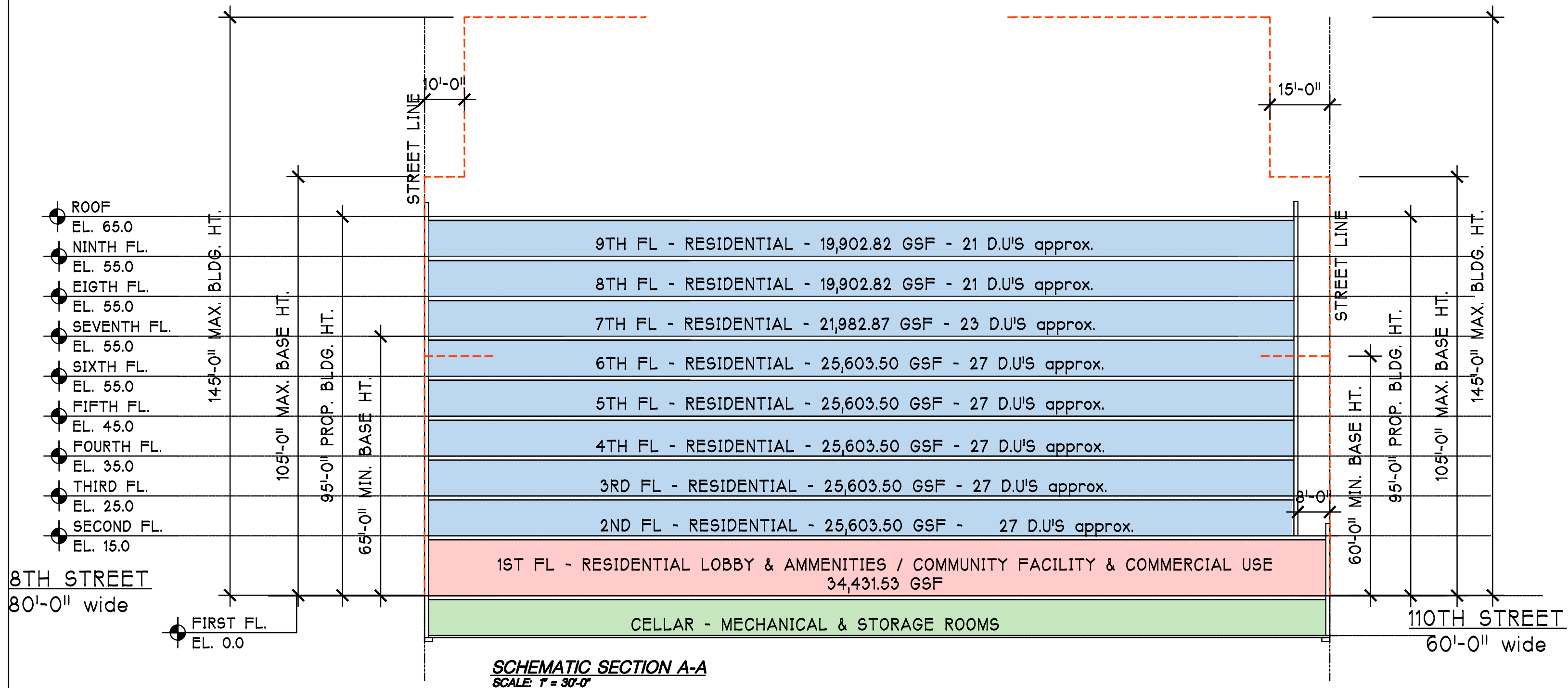


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SCHEMATIC SECTION A-A
SCALE: 1" = 30'-0"

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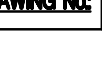


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DRAWN BY:	NMLH	DRAWING TITLE	SECTION A -A
CHECKED BY:	GJC	PROP. R7X/C2-4 -- COY-CHO	
JOB No	24160	PREMISES	108 EAST ELMHURST, NY ASTORIA BLVD.
SCALE	AS NOTED		
DATE	9-19-24		



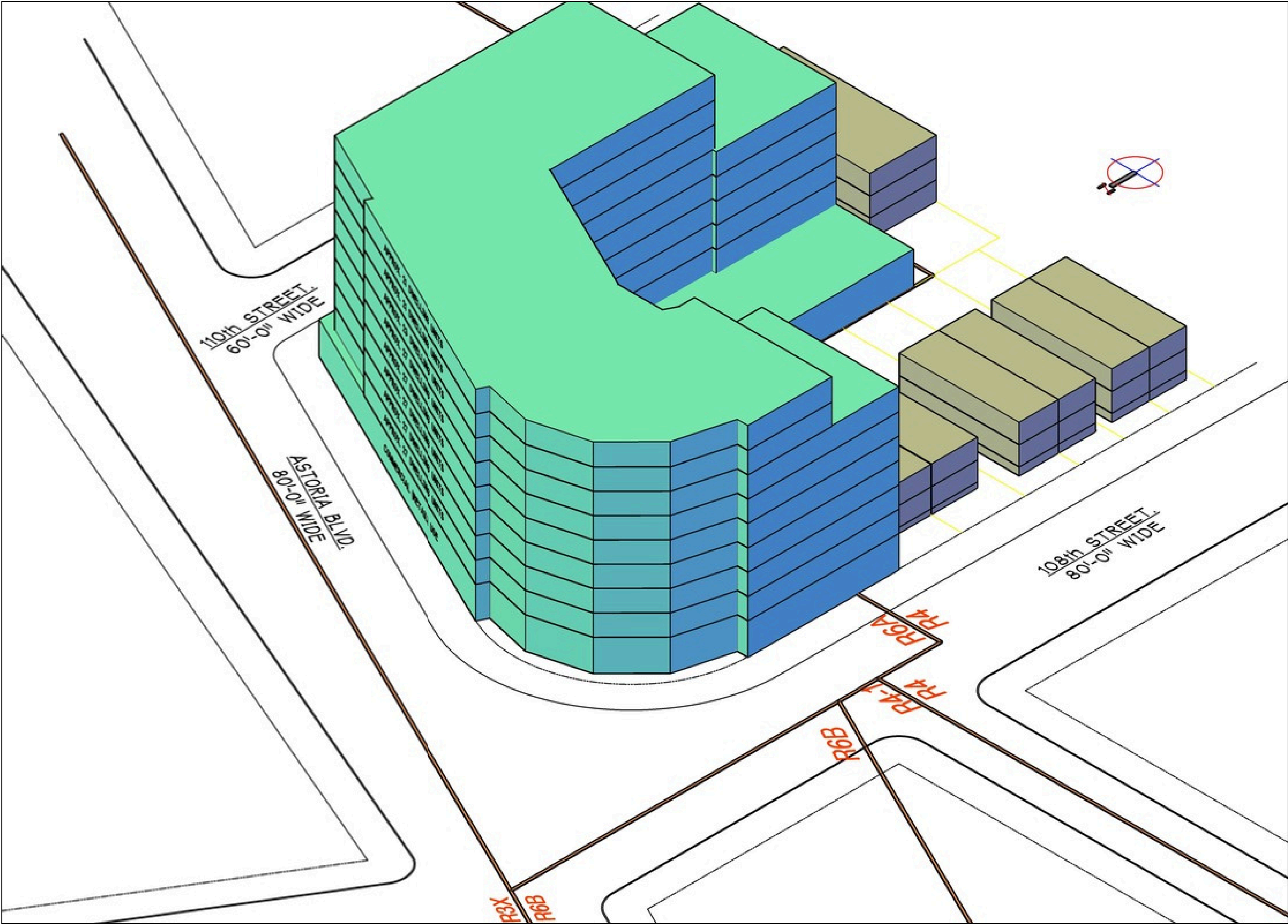
DRAWING No:	4 OF 6
	

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DRAWN BY:	NM/H	DRAWING TITLE	MASSING - VIEW 1
CHECKED BY:	GJC	PROP.	R7X/C2-4 - COY=CHO
JOB No	24160	PREMISES	108th STREET, 80'-0" WIDE
SCALE	AS NOTED		ASTORIA BLVD. 80'-0" WIDE
DATE	9-19-24		

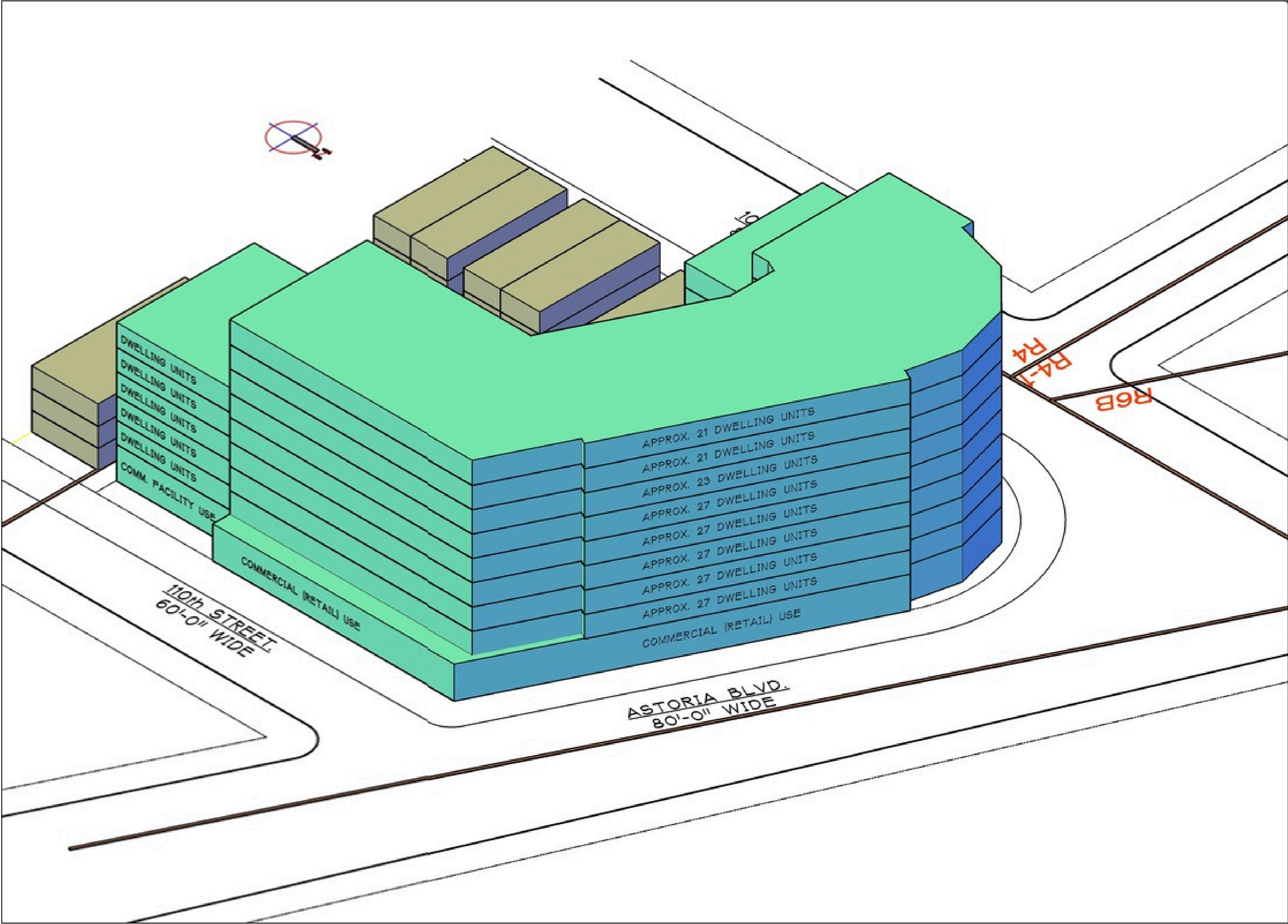
REGISTERED ARCHITECT
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STATE OF NEW YORK

DRAWING No: 5 OF 6

2005.000



PROPOSED PLAN



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DRAWING TITLE		MASSING - VIEW 2	
DRAWN BY:		PROP. R7X/C2-4 - COY-CHO	
CHECKED BY:		PREMISES	
JOB No		101 EAST ASTORIA BLVD.	
SCALE		AS NOTED	
DATE		9-19-24	



DRAWING No: 6 OF 6

Z006.007.

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