



6-11 & 6-15 Beach 20<sup>th</sup> Street  
Far Rockaway, Queens, NY 11691

**FOR SALE**

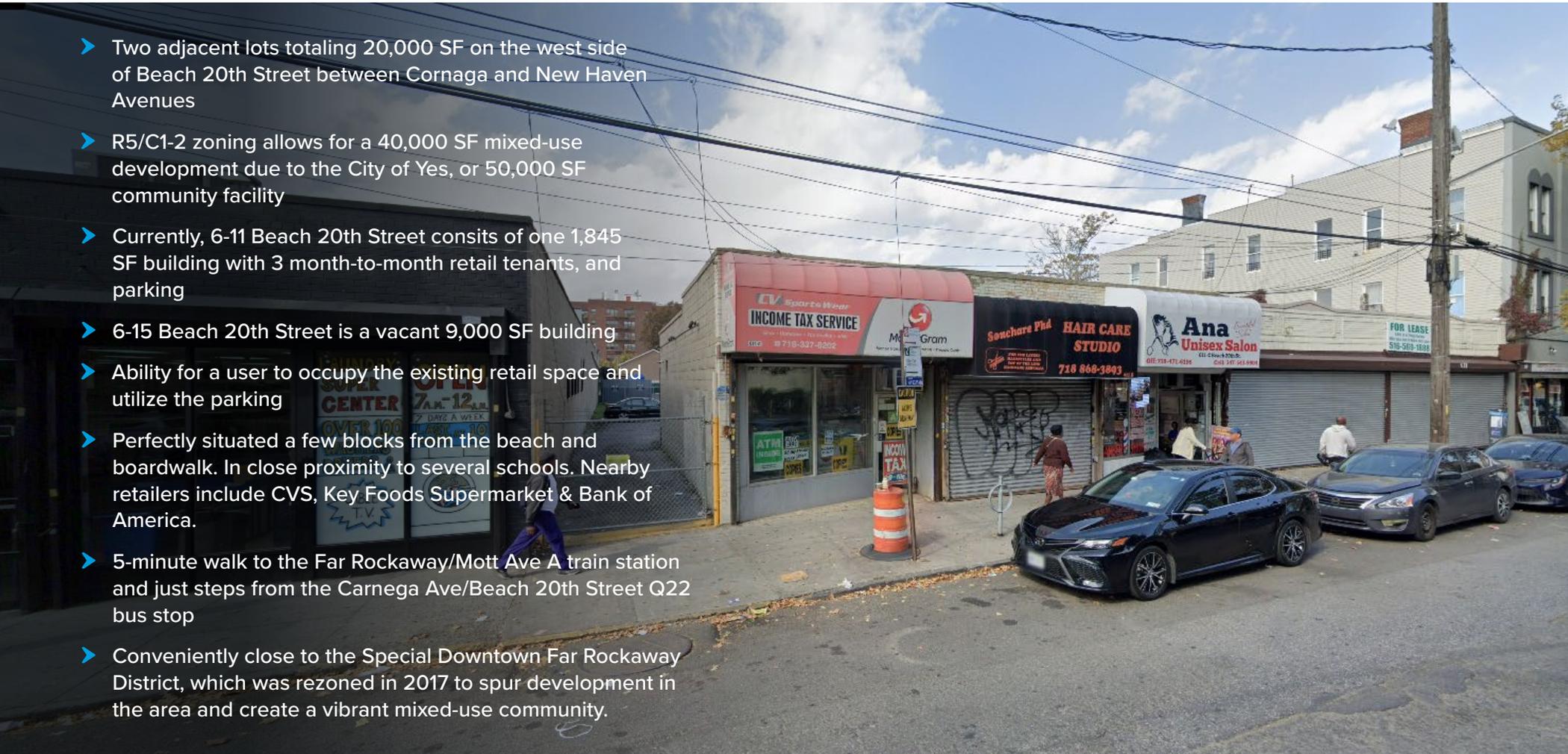
40,000 SF Mixed-Use Development Site or Existing  
Retail Ideal For User in Far Rockaway

**Ariel**  
GREA Partner

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- ▶ Two adjacent lots totaling 20,000 SF on the west side of Beach 20th Street between Cornaga and New Haven Avenues
- ▶ R5/C1-2 zoning allows for a 40,000 SF mixed-use development due to the City of Yes, or 50,000 SF community facility
- ▶ Currently, 6-11 Beach 20th Street consists of one 1,845 SF building with 3 month-to-month retail tenants, and parking
- ▶ 6-15 Beach 20th Street is a vacant 9,000 SF building
- ▶ Ability for a user to occupy the existing retail space and utilize the parking
- ▶ Perfectly situated a few blocks from the beach and boardwalk. In close proximity to several schools. Nearby retailers include CVS, Key Foods Supermarket & Bank of America.
- ▶ 5-minute walk to the Far Rockaway/Mott Ave A train station and just steps from the Carnega Ave/Beach 20th Street Q22 bus stop
- ▶ Conveniently close to the Special Downtown Far Rockaway District, which was rezoned in 2017 to spur development in the area and create a vibrant mixed-use community.



Asking Price: \$3,750,000

Exclusively Represented By  
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For Financing  
Information: **Steven Trow x305**  
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Property Information	Total	6-11 Beach 20th Street	6-15 Beach 20th Street
Block / Lot	-	15750 / 54	15750 / 50
Lot Dimensions	100' x 200'	50' x 200'	50' x 200'
Lot Sq. Ft.	20,000	10,000	10,000
Building Dimensions	-	41' x 45' (irregular)	50' x 60' (irregular)
Stories	-	1	1
Building Sq. Ft.	10,845	1,845	9,000
Zoning	R5 / C1-2	R5 / C1-2	R5 / C1-2
FAR	2.00	2.00	2.00
FAR (CF)	2.50	2.50	2.50
Buildable Sq. Ft. (UAP)	40,000	20,000	20,000
Buildable Sq. Ft. (CF)	50,000	25,000	25,000
Tax Class	4	4	4
Assessment (25/26)	\$618,670	\$162,370	\$456,300
Real Estate Taxes (25/26)	\$66,581	\$17,614	\$49,499

\*All square footage/buildable area calculations are approximate

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## Financial Summary

Potential Gross Annual Income	\$334,800	
Less Vacancy Rate Reserve (7.50%):	(\$25,110)	
Gross Operating Income:	\$309,690	
Less Expenses:	(\$90,818)	27% of SGI
Net Operating Income:	\$218,872	5.84% Cap Rate

## Expenses (Estimated)

Real Estate Taxes (25/26)	\$66,581
Insurance	\$10,845
Legal/Miscellaneous	\$3,348
Management	\$10,044
<b>Gross Operating Expenses:</b>	<b>\$90,818</b>

## Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Comm	4	\$6,975	\$27,900	\$334,800
<b>Total Income:</b>			<b>\$27,900</b>	<b>\$334,800</b>

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*Far Rockaway is a neighborhood located on the eastern end of the Rockaway Peninsula in the borough of Queens, New York City. It borders Nassau County (Long Island) and faces the Atlantic Ocean, making it one of NYC's few truly beachfront communities.*

## Transportation Score



91

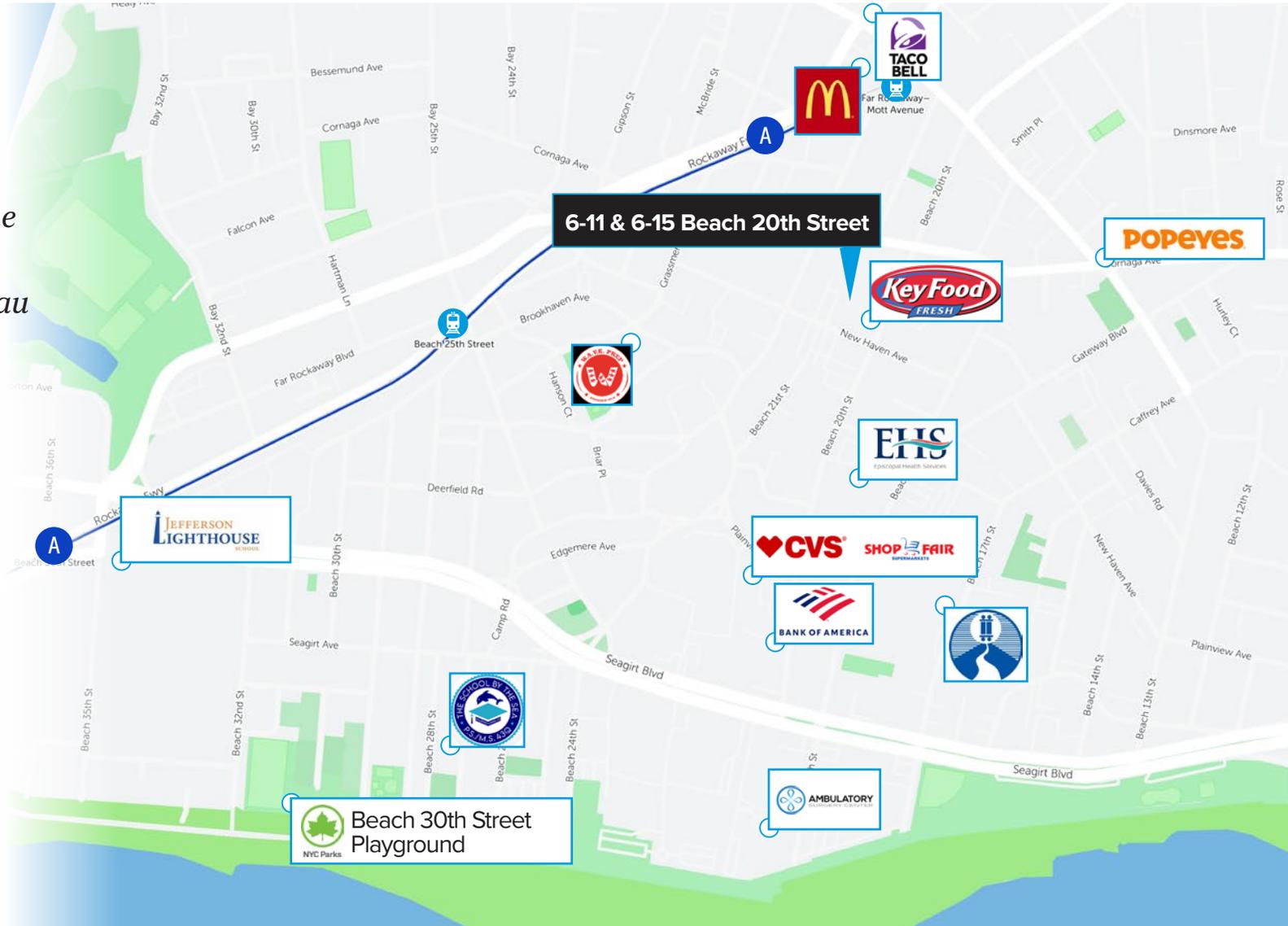
Public Transportation



75

Walker's Paradise

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