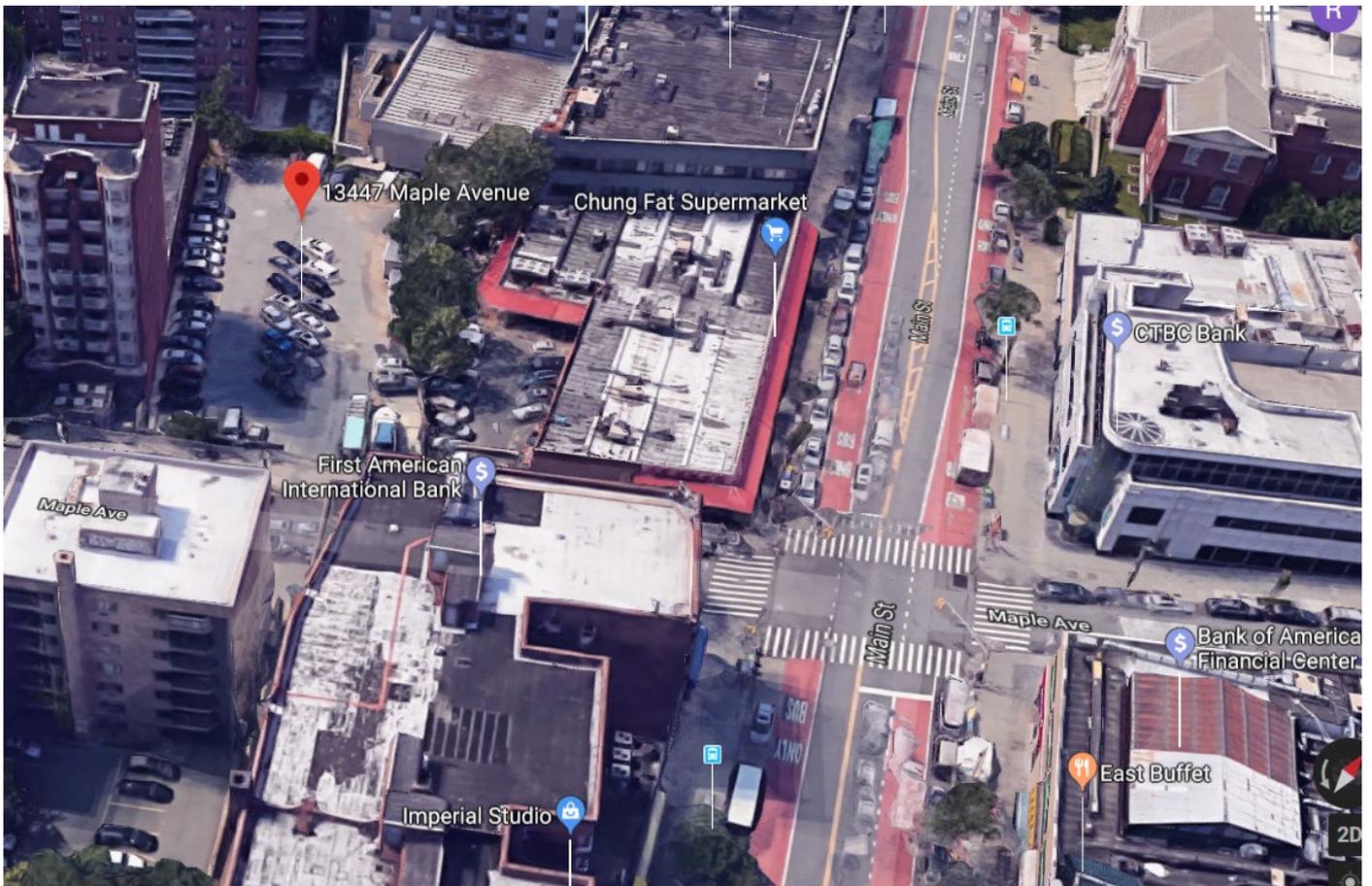


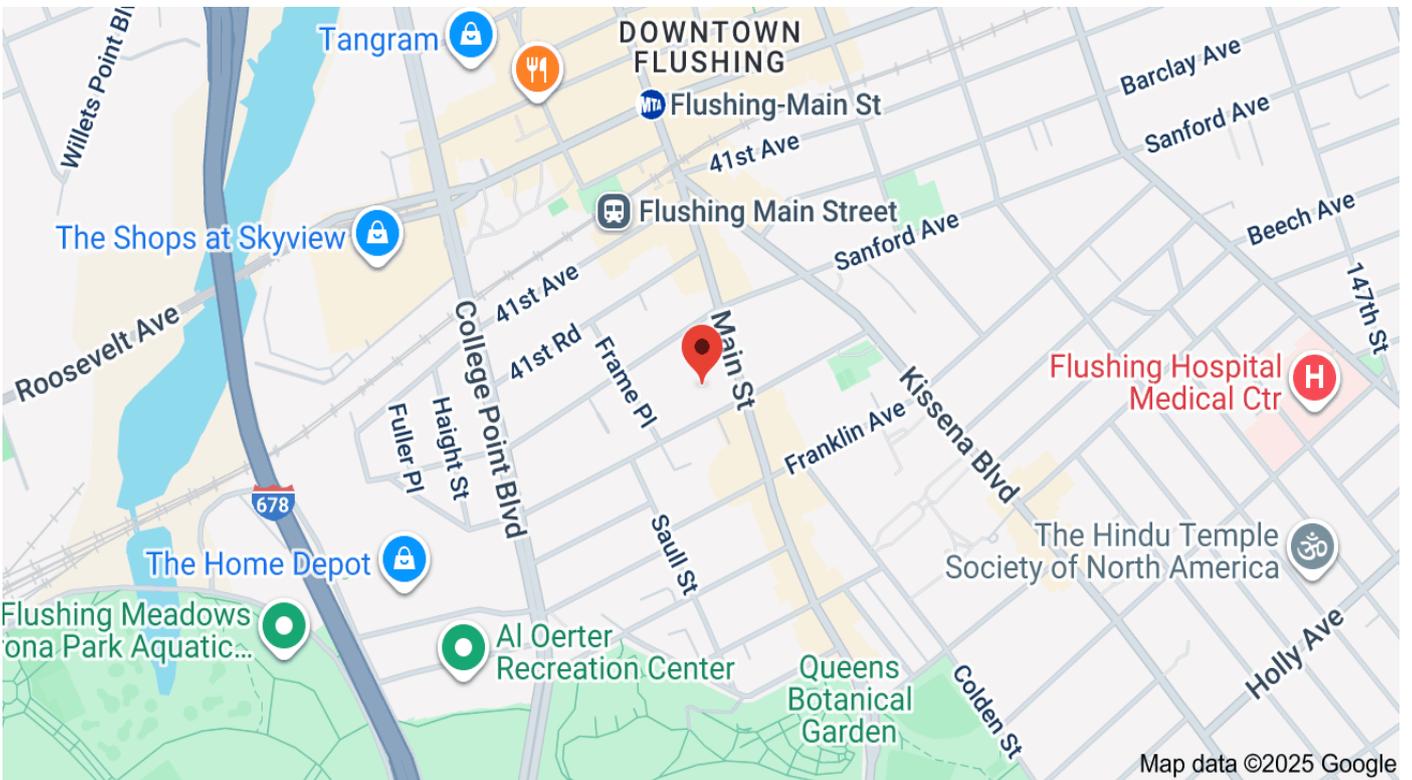
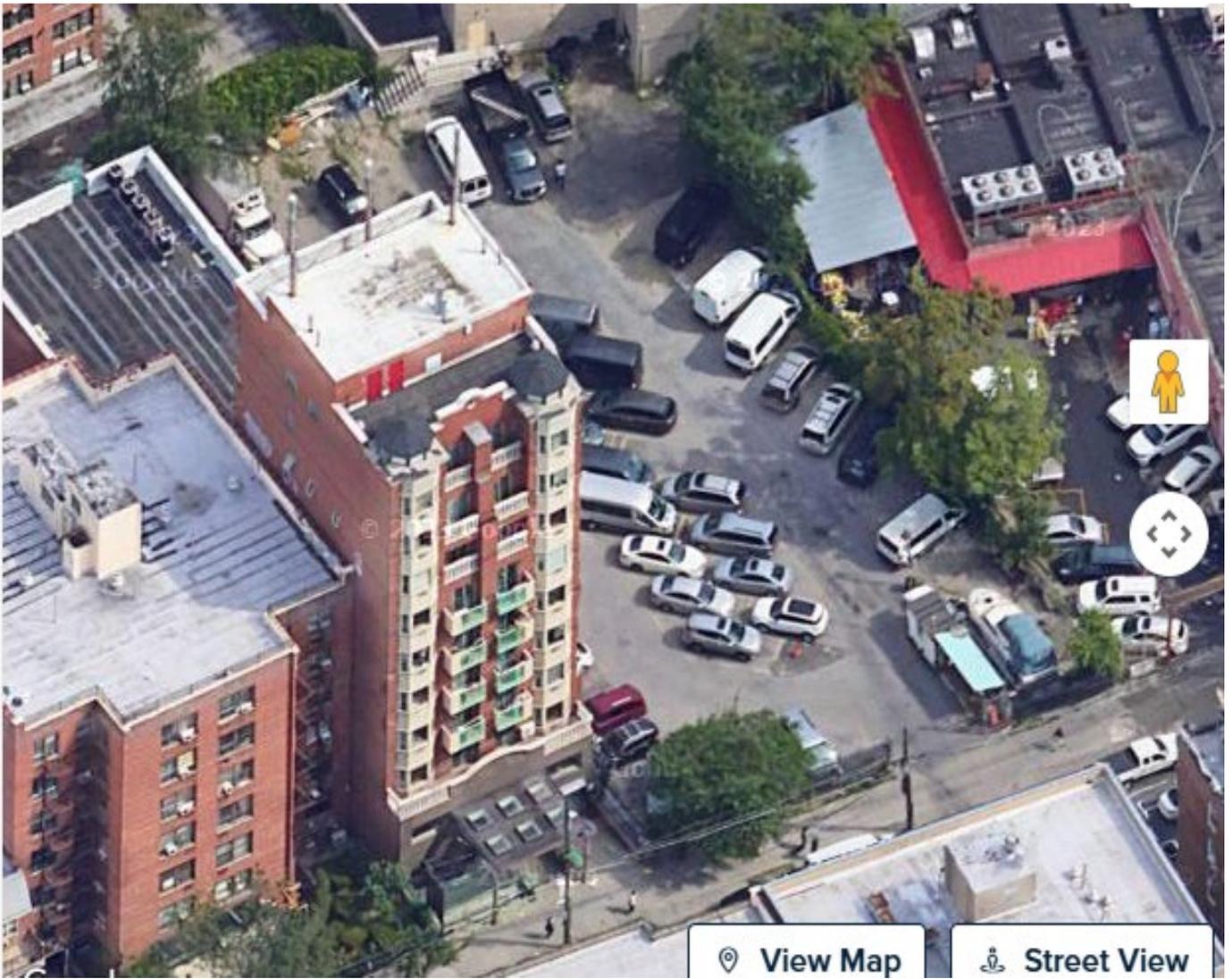
# 134-53 MAPLE AVENUE QUEENS, NEW YORK 11355

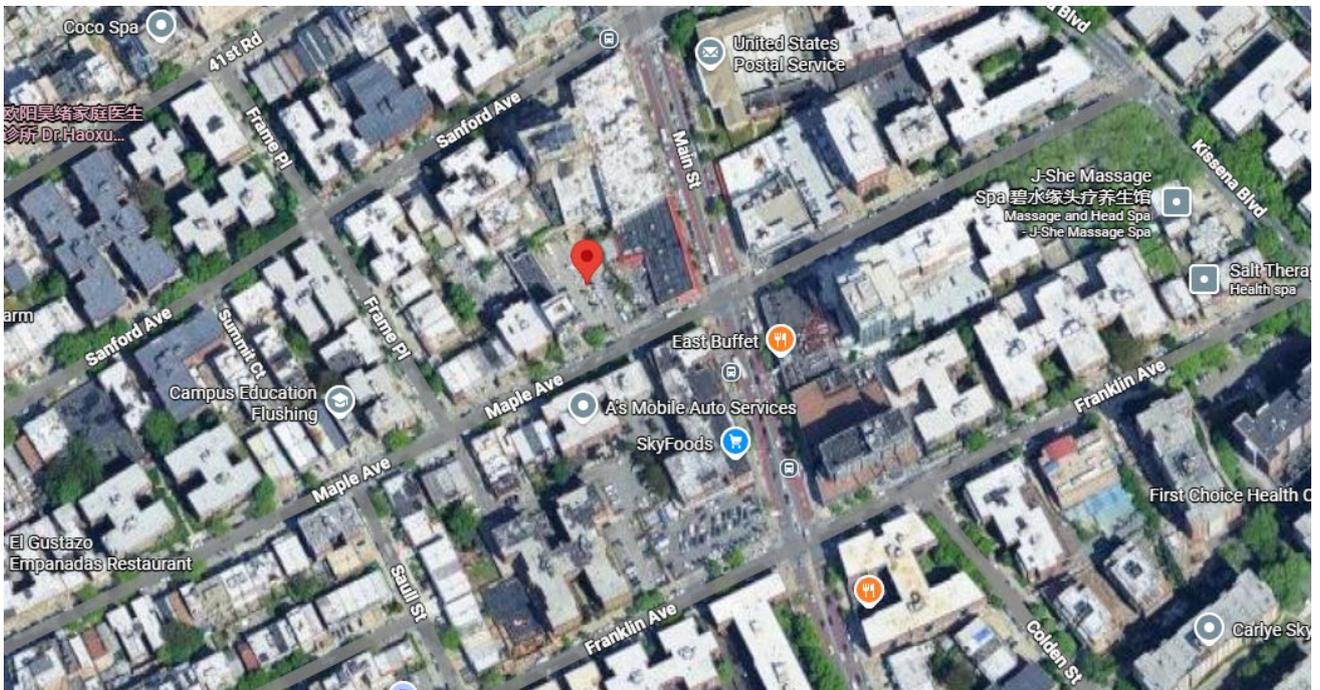
(Block: 5121 Lot: 45) Development site lot for sale for sale \$48M

FLUSHING DOWNTOWN PRIME LOCATION, ON MAPLE AVE OFF MAIN ST. R6/C1-2 ZONE LOT  
APPROX 20K SF. BUILDABLE AREA APPROX. 200,000. SF. CAN BUILD HI RISE LUXUARY CONDO

**APPROVED ARCH PLANS UPON REQUEST, ASKING PRICE \$48M. @\$240. PSF**







AERONAUTICAL VIEW

## LOCATION INFORMATION

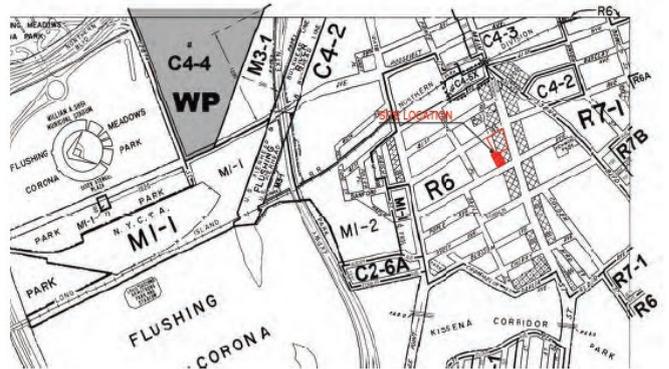
|                 |  |
|-----------------|--|
| ADDRESS         | 134-53 MAPLE AVENUE,<br>QUEENS, NY 11355 |
| BLOCK           | 5121                                     |
| LOTS            | 20, OLD LOT 23 (NEW LOT 7501), 45        |
| BIN             | 4865430                                  |
| COMMUNITY BOARD | 407                                      |
| ZONING          | R6 / C1-2                                |
| ZONING MAP      | 10B                                      |

## JOB DESCRIPTION

FILING FOR THE CONSTRUCTION OF A MIXED USE NEW BUILDING.

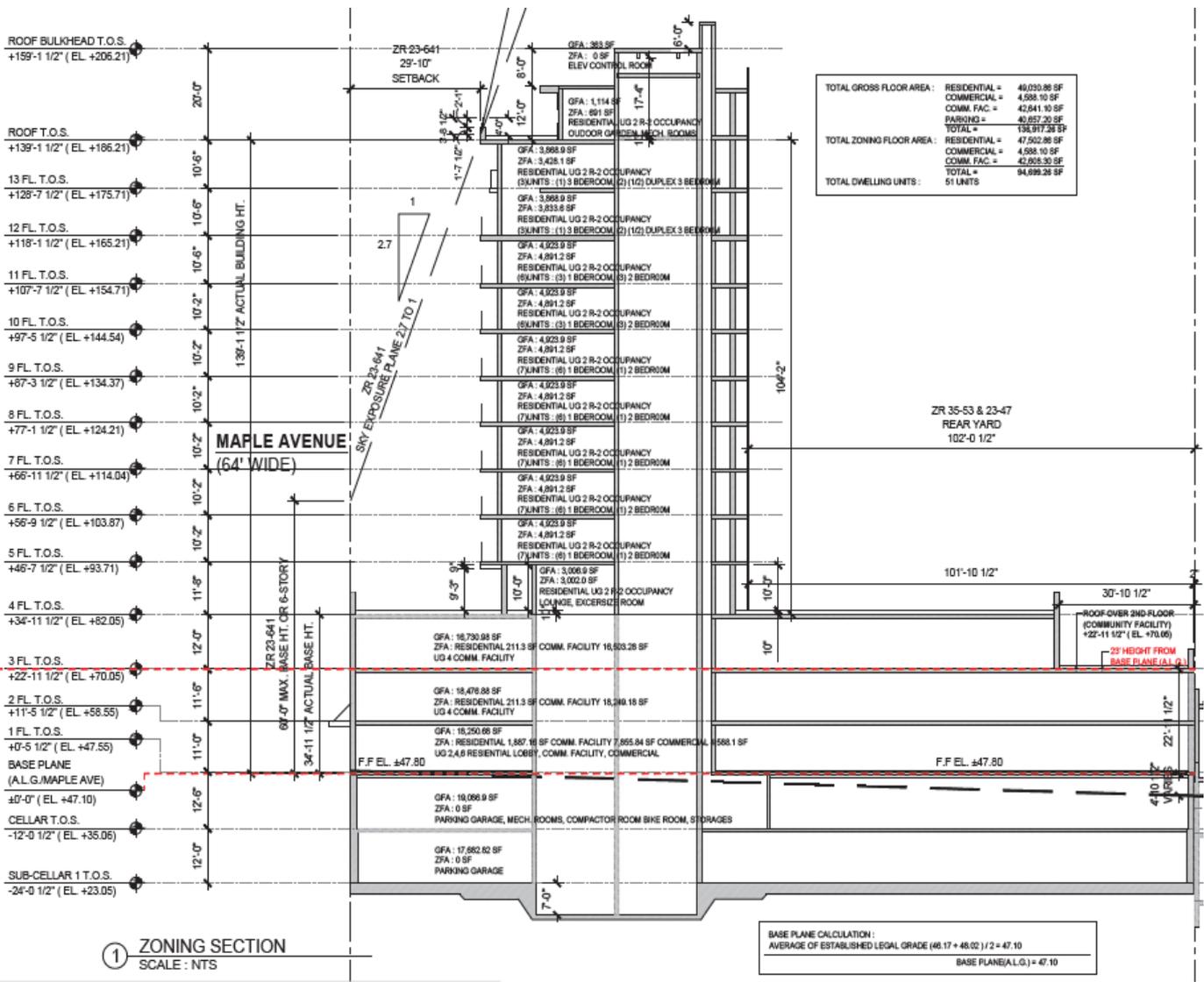


TAX MAP



ZONING MAP - 10b



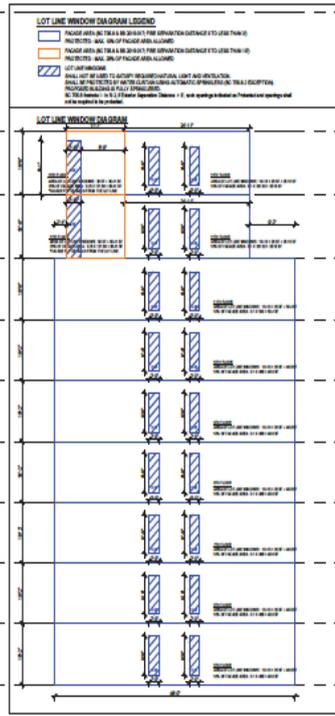
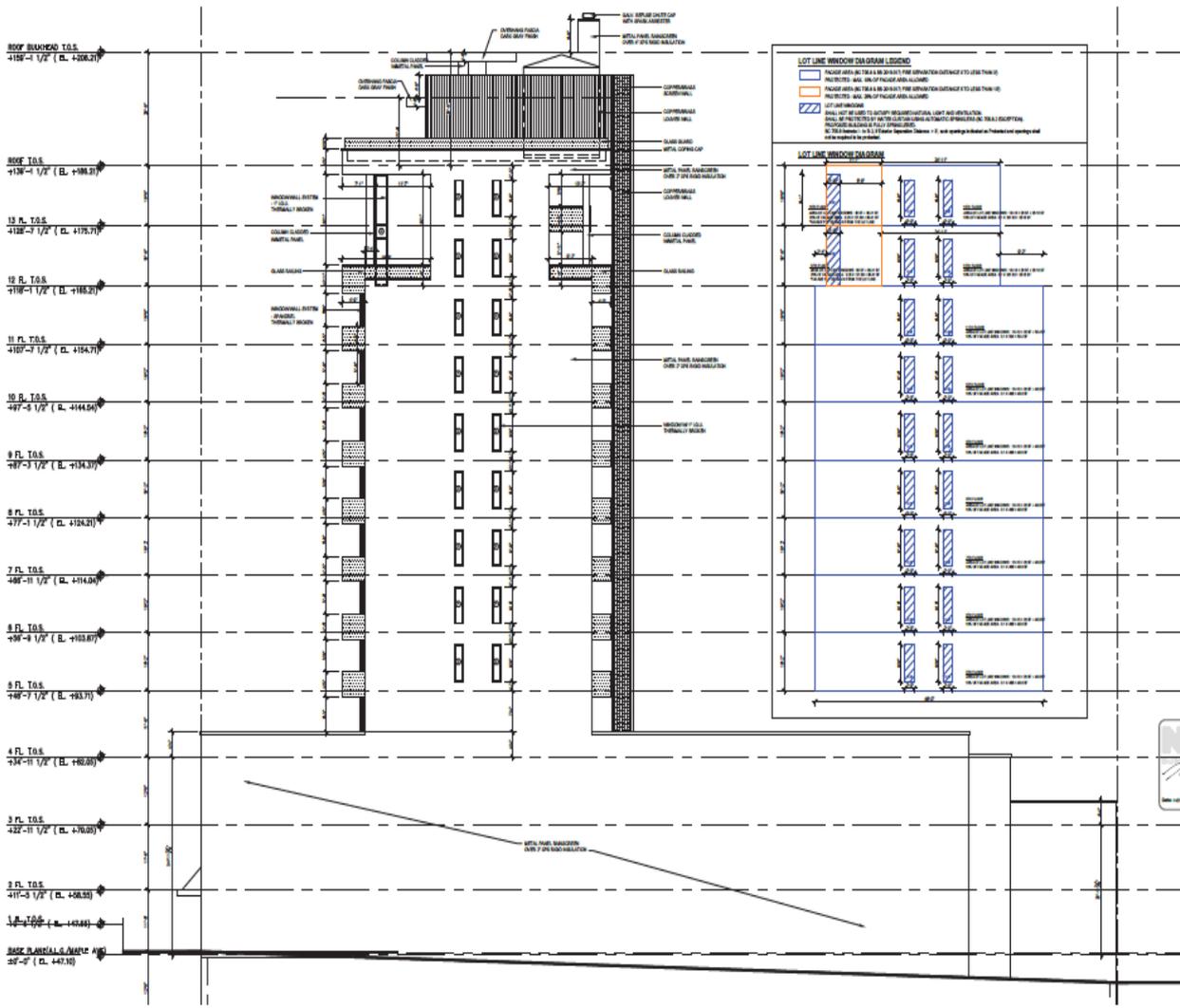


**FLOOR AREA ANALYSIS**  
N.T.S.

APP  
Date: 02/14/2025

| FLOOR        | GFA               | ZFA              |                 |                |                  | AREA DEDUCTED |       |            |             | UNIT COUNT |           |           |           |
|--------------|-------------------|------------------|-----------------|----------------|------------------|---------------|-------|------------|-------------|------------|-----------|-----------|-----------|
|              |                   | RESIDENTIAL      | COM. FAC.       | COMMERCIAL     | TOTAL            | GARAGE        | MECH  | OPEN BELOW | STAIR OP'NG | 3 BR       | 2 BR      | 1 BR      | TOTAL     |
| SUB CELLAR   | 17,682.82         |                  |                 |                |                  |               |       |            |             |            |           |           |           |
| CELLAR       | 19,086.9          |                  |                 |                |                  |               |       |            |             |            |           |           |           |
| 1 FL         | 18,250.68         | 1,887.16         | 7,855.84        | 4,588.1        | 14,331.1         | 3,887.48      | 32.1  |            |             |            |           |           |           |
| 2 FL         | 18,478.88         | 211.3            | 18,249.18       |                | 18,460.48        |               | 16.4  |            |             |            |           |           |           |
| 3 FL         | 16,730.98         | 211.3            | 16,503.28       |                | 16,714.58        |               | 16.4  |            |             |            |           |           |           |
| 4 FL         | 3,006.9           | 3,002.0          |                 |                | 3,002.0          |               | 4.9   |            |             |            |           |           |           |
| 5 FL         | 4,923.9           | 4,891.2          |                 |                | 4,891.2          |               | 32.7  |            |             | 6          | 1         | 7         |           |
| 6 FL         | 4,923.9           | 4,891.2          |                 |                | 4,891.2          |               | 32.7  |            |             | 6          | 1         | 7         |           |
| 7 FL         | 4,923.9           | 4,891.2          |                 |                | 4,891.2          |               | 32.7  |            |             | 6          | 1         | 7         |           |
| 8 FL         | 4,923.9           | 4,891.2          |                 |                | 4,891.2          |               | 32.7  |            |             | 6          | 1         | 7         |           |
| 9 FL         | 4,923.9           | 4,891.2          |                 |                | 4,891.2          |               | 32.7  |            |             | 6          | 1         | 7         |           |
| 10 FL        | 4,923.9           | 4,891.2          |                 |                | 4,891.2          |               | 32.7  |            |             | 3          | 3         | 6         |           |
| 11 FL        | 4,923.9           | 4,891.2          |                 |                | 4,891.2          |               | 32.7  |            |             | 3          | 3         | 6         |           |
| 12 FL        | 3,868.9           | 3,833.6          |                 |                | 3,833.6          |               | 35.3  |            |             | 1+(2) 0.5  |           | 1+(2) 0.5 |           |
| 13 FL        | 3,868.9           | 3,428.1          |                 |                | 3,428.1          |               | 31.8  | 350.0      | 59.0        | 1+(2) 0.5  |           | 1+(2) 0.5 |           |
| ROOF         | 1,114.4           | 691.0            |                 |                | 691.0            |               | 423.4 |            |             |            |           |           |           |
| BULKHEAD     | 362.6             |                  |                 |                |                  |               | 362.6 |            |             |            |           |           |           |
| <b>TOTAL</b> | <b>136,917.26</b> | <b>47,502.86</b> | <b>42,608.3</b> | <b>4,588.1</b> | <b>94,699.26</b> |               |       |            |             | <b>4</b>   | <b>36</b> | <b>11</b> | <b>51</b> |





**ORALI ARCHITECTS**  
 100 WEST 42ND STREET, 10TH FLOOR, NEW YORK, NY 10018  
 TEL: 212 693 1100 FAX: 212 693 1101  
 WWW.ORALIARCHITECTS.COM

**ORALI BUILDINGS PC**  
 ENGINEERING SERVICES  
 100 WEST 42ND STREET, 10TH FLOOR, NEW YORK, NY 10018  
 TEL: 212 693 1100 FAX: 212 693 1101  
 WWW.ORALIARCHITECTS.COM

PROJ. NO: 154-S3  
 SHEET NO: EC-01  
 DATE: 03/13/15

CD DWGS  
 IN PROGRESS

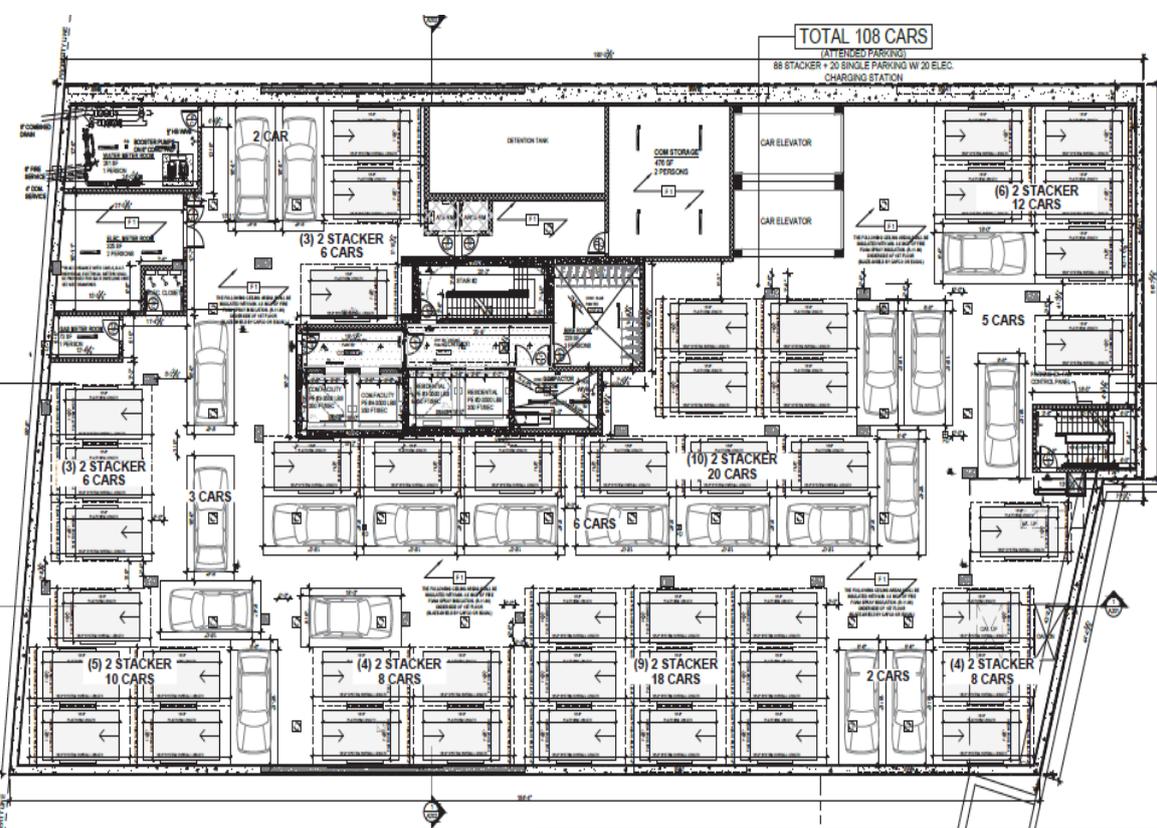
NO. Description Date  
 1 ISSUE FOR CONSTRUCTION 23.03.15

154-S3 MAPLE AVE,  
 QUEENS, NY 11355

Elevations (East)  
 Lot Line Windows  
 Calculations

A302.00

1 NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"



1 CELLAR FLOOR R.C.P.  
 SCALE: 1/8" = 1'-0"

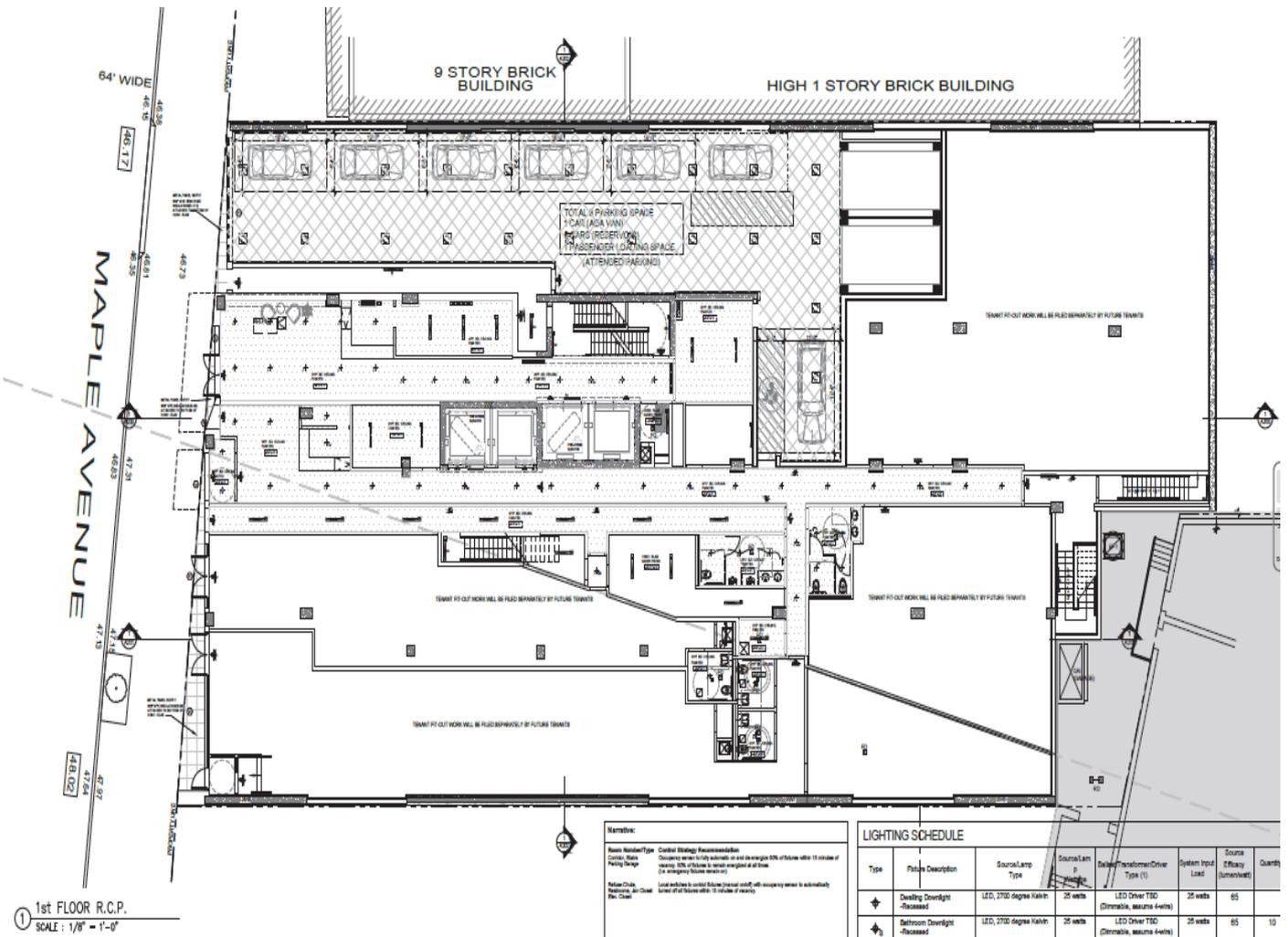
**Legend:**

| Symbol   | Material            |
|----------|---------------------|
| [Symbol] | Concrete            |
| [Symbol] | Reinforced Concrete |
| [Symbol] | Steel               |
| [Symbol] | Insulation          |
| [Symbol] | Other               |

**LIGHTING SCHEDULE**

| Type | Fixture Description           | Source Lamp Type        | Source Lamp P Wattage | Ballast/Transformer/Driver Type (1)     | System Load Load (Lumens) | Quantity |
|------|-------------------------------|-------------------------|-----------------------|---|---------------------------|----------|
| ◆    | Dwelling Downlight - recessed | LED, 2700 degree Kelvin | 25 watts              | LED Driver TRC (Dimmable, means 4-wire) | 25 watts                  | 65       |
| ◆    | Bedroom Downlight - recessed  | LED, 2700 degree Kelvin | 25 watts              | LED Driver TRC (Dimmable, means 4-wire) | 25 watts                  | 65       |

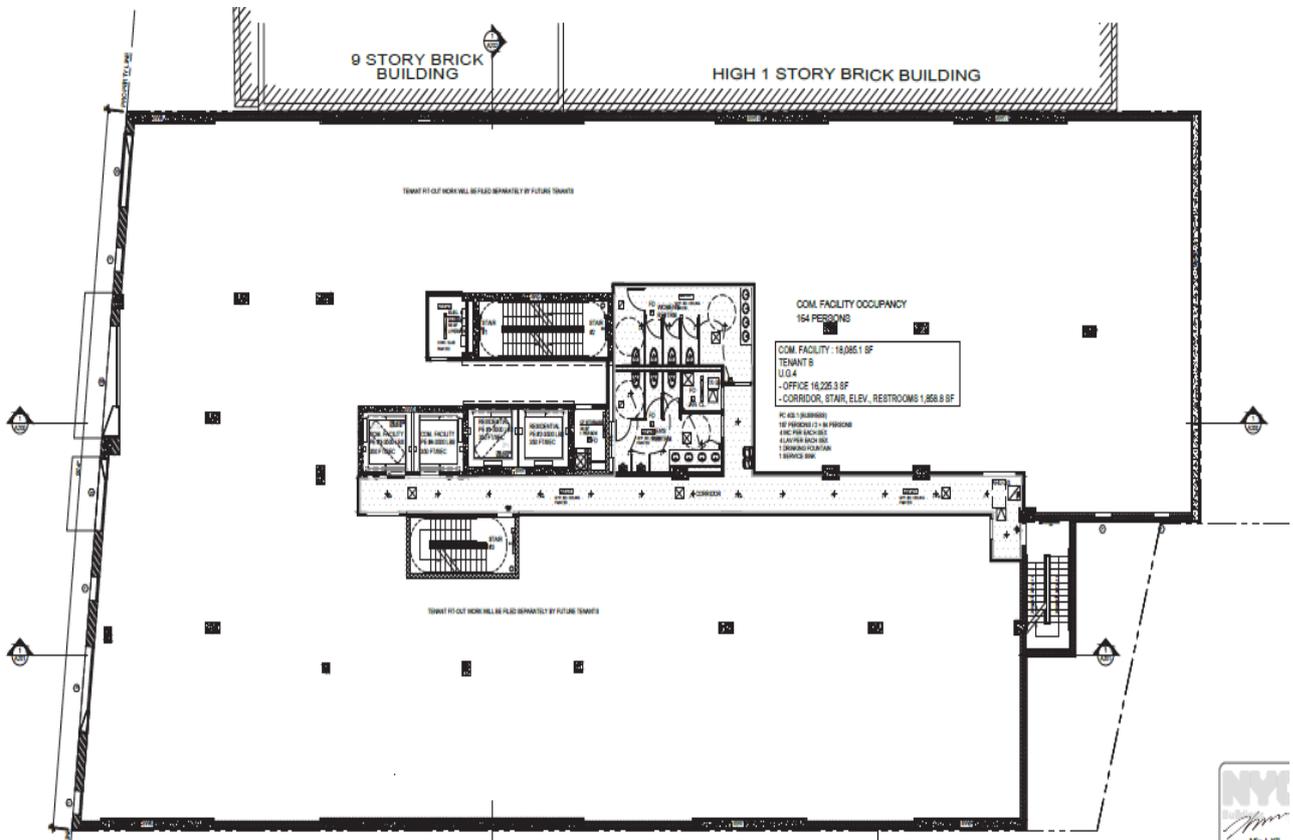




1 1st FLOOR R.C.P.  
SCALE: 1/8" = 1'-0"

**Narrative:**  
 Basis Number/Type: Control Strategy Recommendation  
 Control: State Occupancy sensor to fully activate or deactivate 10% of fixtures within 15 minutes of leaving. 10% of fixtures to remain energized at all times. (See emergency lighting section)  
 Related Code: Load schedule to control fixture power on/off with occupancy sensor to substantially lower level of fixtures within 15 minutes of vacancy.  
 Related Code: Occupancy sensor to fully activate or deactivate 10% of fixtures within 15 minutes of leaving. 10% of fixtures to remain energized at all times. (See emergency lighting section)

| LIGHTING SCHEDULE |                               |                         |                     |   |                   |                               |          |
|-------------------|-------------------------------|-------------------------|---------------------|---|-------------------|-------------------------------|----------|
| Type              | Fixture Description           | Source/Lamp Type        | Source/Lamp Wattage | Ballast/Transformer/Driver Type (1)       | System Inlet Load | Source Efficacy (lumens/watt) | Quantity |
| ◆                 | Daylight Downlight - recessed | LED, 2700 degree kelvin | 25 watts            | LED Driver TSD (Dimmable, assumes 4-wire) | 25 watts          | 85                            |          |
| ◆                 | Recessed Downlight - recessed | LED, 2700 degree kelvin | 25 watts            | LED Driver TSD (Dimmable, assumes 4-wire) | 25 watts          | 85                            | 10       |

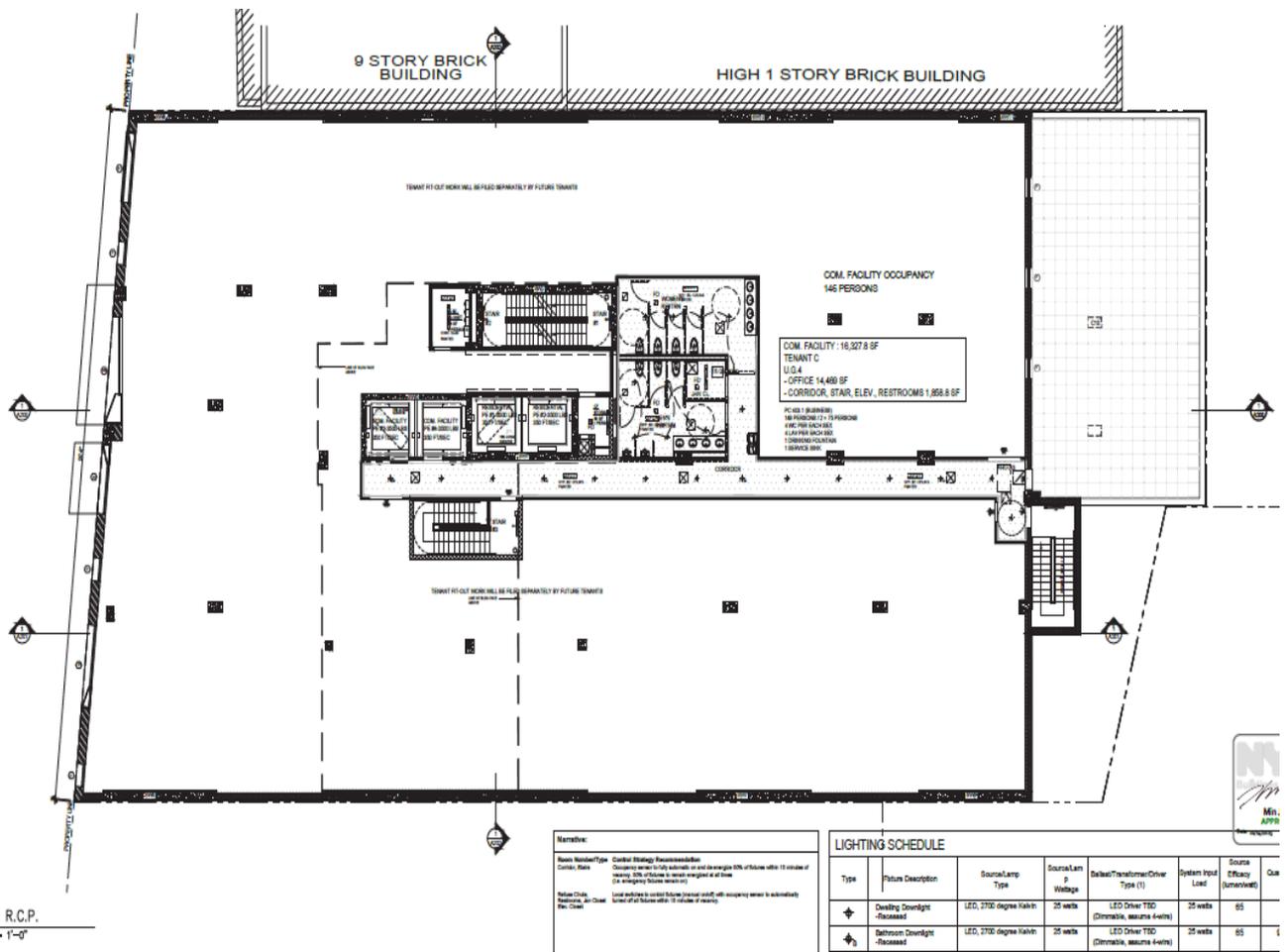


1 2nd FLOOR R.C.P.  
SCALE: 1/8" = 1'-0"

**Narrative:**  
 Basis Number/Type: Control Strategy Recommendation  
 Control: State Occupancy sensor to fully activate or deactivate 10% of fixtures within 15 minutes of leaving. 10% of fixtures to remain energized at all times. (See emergency lighting section)  
 Related Code: Load schedule to control fixture power on/off with occupancy sensor to substantially lower level of fixtures within 15 minutes of vacancy.  
 Related Code: Occupancy sensor to fully activate or deactivate 10% of fixtures within 15 minutes of leaving. 10% of fixtures to remain energized at all times. (See emergency lighting section)

| LIGHTING SCHEDULE |                               |                         |                     |   |                   |                               |          |
|-------------------|-------------------------------|-------------------------|---------------------|---|-------------------|-------------------------------|----------|
| Type              | Fixture Description           | Source/Lamp Type        | Source/Lamp Wattage | Ballast/Transformer/Driver Type (1)       | System Inlet Load | Source Efficacy (lumens/watt) | Quantity |
| ◆                 | Daylight Downlight - recessed | LED, 2700 degree kelvin | 25 watts            | LED Driver TSD (Dimmable, assumes 4-wire) | 25 watts          | 85                            |          |
| ◆                 | Recessed Downlight - recessed | LED, 2700 degree kelvin | 25 watts            | LED Driver TSD (Dimmable, assumes 4-wire) | 25 watts          | 85                            | 9        |



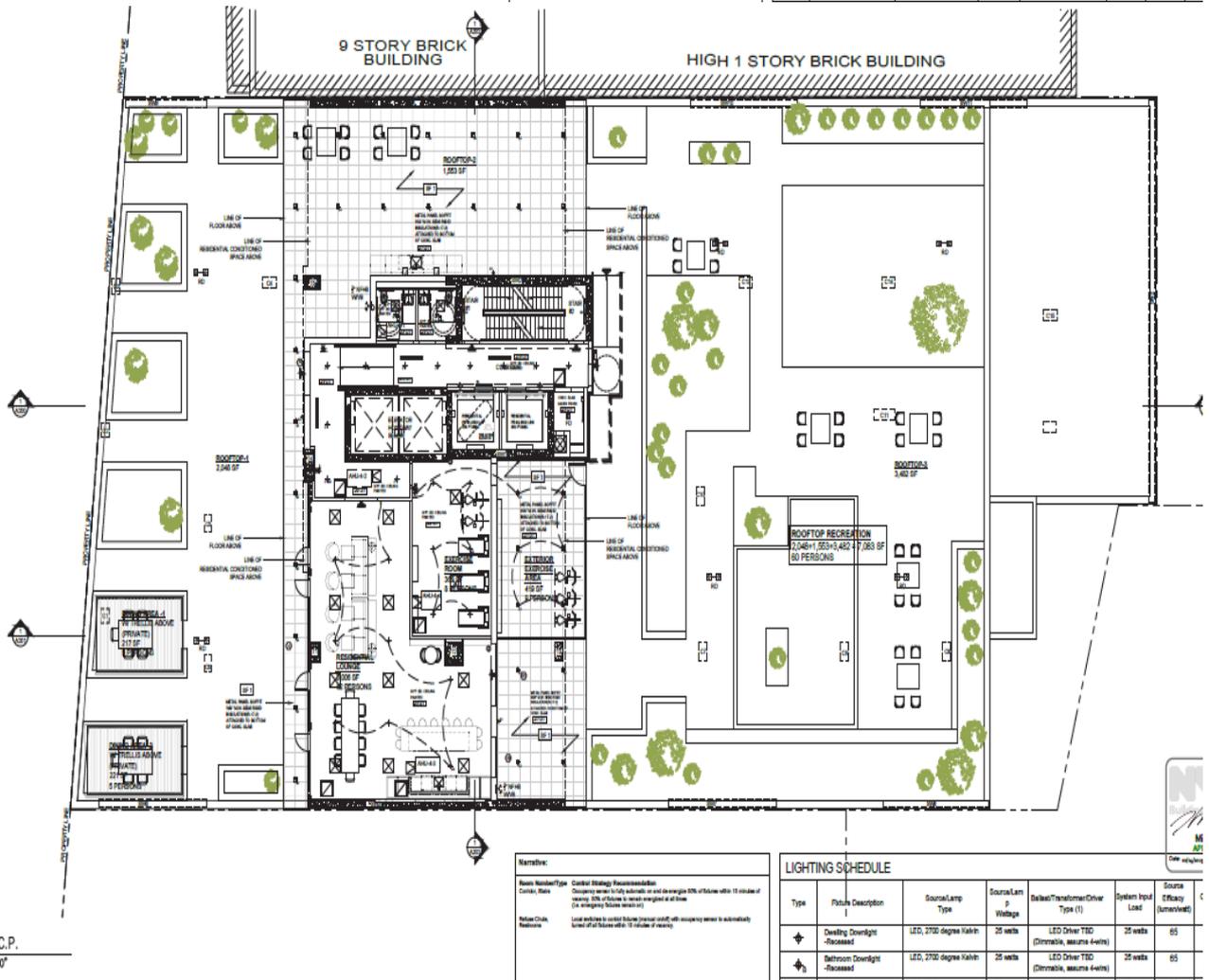


3rd FLOOR R.C.P.  
SCALE: 1/8" = 1'-0"

**Narrative:**  
 Room Number/Type: Control Strategy Recommendation  
 Control Note: Occupancy sensor to be installed in all rooms with 10 or more of seating. 50% of fixtures to be dimmable at all times. (See integrated lighting schedule.)  
 Related Code: Load schedule to be used for all rooms with occupancy sensor. A minimum of 10% of fixtures with 10 or more of seating.

**LIGHTING SCHEDULE**

| Type | Fixture Description          | Source/Lamp Type        | Source/Lamp Wattage | Ballast/Transformer/Driver Type (1)      | System Input Load | Source Efficacy (lumens/watt) | Dim |
|------|------------------------------|-------------------------|---------------------|--|-------------------|-------------------------------|-----|
| +    | Overhead Downlight -Recessed | LED, 2700 degree Kelvin | 25 watts            | LED Driver TBD (Dimmable, assume 4-wire) | 25 watts          | 85                            |     |
| +    | Recessed Downlight -Recessed | LED, 2700 degree Kelvin | 25 watts            | LED Driver TBD (Dimmable, assume 4-wire) | 25 watts          | 85                            |     |



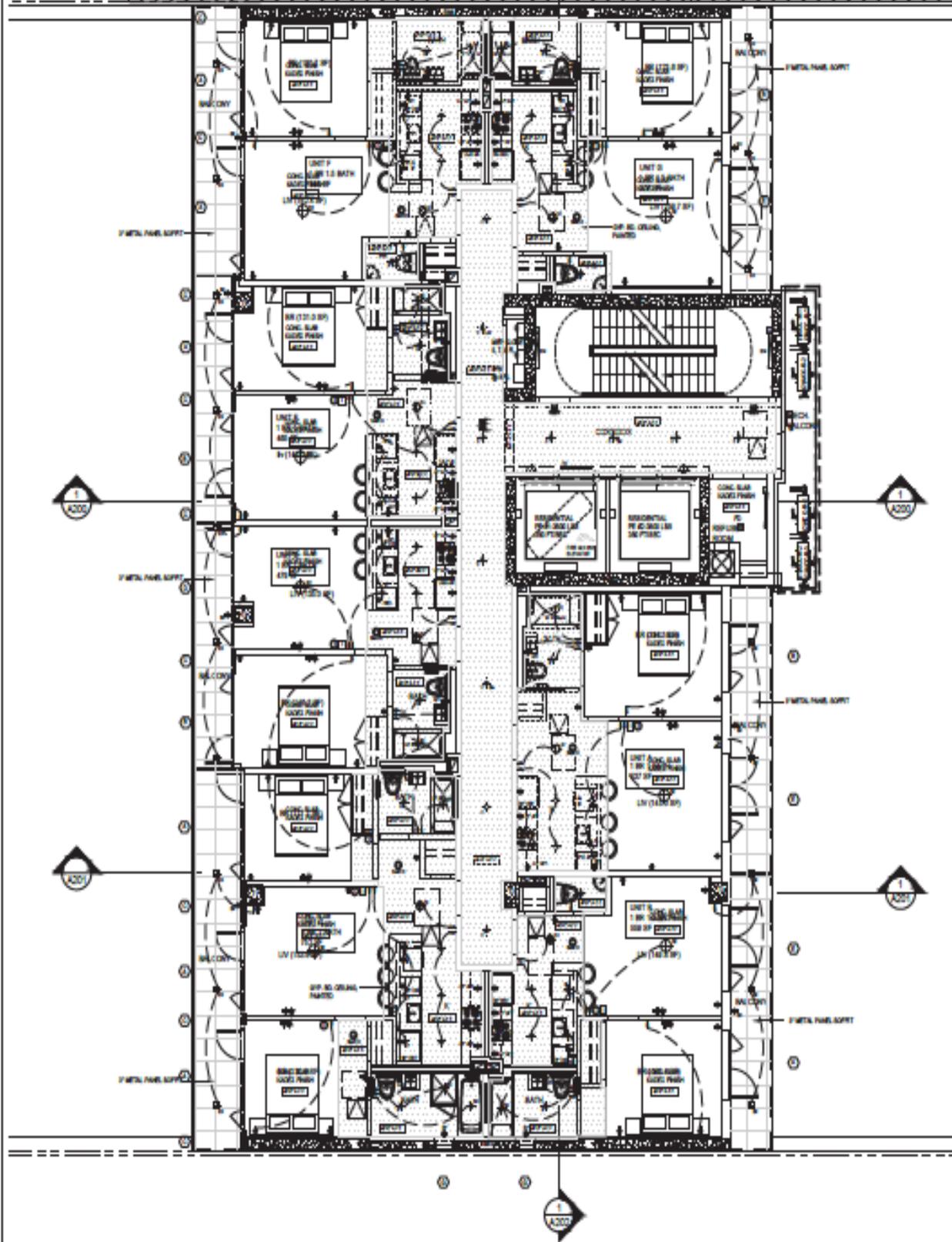
4th FLOOR R.C.P.  
SCALE: 1/8" = 1'-0"

**Narrative:**  
 Room Number/Type: Control Strategy Recommendation  
 Control Note: Occupancy sensor to be installed in all rooms with 10 or more of seating. 50% of fixtures to be dimmable at all times. (See integrated lighting schedule.)  
 Related Code: Load schedule to be used for all rooms with occupancy sensor. A minimum of 10% of fixtures with 10 or more of seating.

**LIGHTING SCHEDULE**

| Type | Fixture Description          | Source/Lamp Type        | Source/Lamp Wattage | Ballast/Transformer/Driver Type (1)      | System Input Load | Source Efficacy (lumens/watt) | Dim |
|------|------------------------------|-------------------------|---------------------|--|-------------------|-------------------------------|-----|
| +    | Overhead Downlight -Recessed | LED, 2700 degree Kelvin | 25 watts            | LED Driver TBD (Dimmable, assume 4-wire) | 25 watts          | 85                            |     |
| +    | Recessed Downlight -Recessed | LED, 2700 degree Kelvin | 25 watts            | LED Driver TBD (Dimmable, assume 4-wire) | 25 watts          | 85                            |     |

# 9 STORY BRICK BUILDING



① 5th thru 9th R.C.P.  
SCALE: 3/16" = 1'-0"



EASTERN VIEW ON MAIN ST



NORTHERN VIEW ON MAIN ST



WESTERN VIEW ON MAIN ST

## PROPERTY FACTS

|                  |  |                |           |
|------------------|--|----------------|-----------|
| Property Type    | Land   | Proposed Use   | Mixed Use |
| Property Subtype | Commercial   | Total Lot Size | 0.44 AC   |
| Zoning           | C1-2/R6 - R6 - Medium density residential district |                |           |

## DESCRIPTION

Vacant land set for development on Maple Ave in Flushing, NY. The parcel is a 15 minute drive to Laguardia airport and offers a fantastic investment opportunity to

own a brand new multi-family unit in the heart of Flushing.

|                  |                        |               |  |
|------------------|------------------------|---------------|--|
| Address          | 13447 Maple Ave        | CBSA          | New York-Jersey City-White Plains, NY-NJ |
| Subdivision Name | Victoria Towers Condo  | APN/Parcel ID | 05121-0045                               |
| County           | Queens                 | Land Use      | Parkinglot                               |
| State            | New York               | Zoning        | X  |
| Lot #            | 45                     | Flood Zone    | 3604970114F                              |
| Lot Size         | 0.44 AC                | Tax Year      | 2024                                     |
| Submarket        | Northeast Queens       | Assessed Year | 2025                                     |
| Market           | Long Island (New York) | Census        | 085900                                   |

## Address

|                 |                            |             |                   |
|-----------------|----------------------------|-------------|-------------------|
| Primary address | <b>134-47 Maple Avenue</b> | Zip code    | <b>11355</b>      |
| Neighborhood    | <b>Downtown Flushing</b>   | Borough     | <b>Queens</b>     |
|                 |                            | Block & lot | <b>05121-0045</b> |

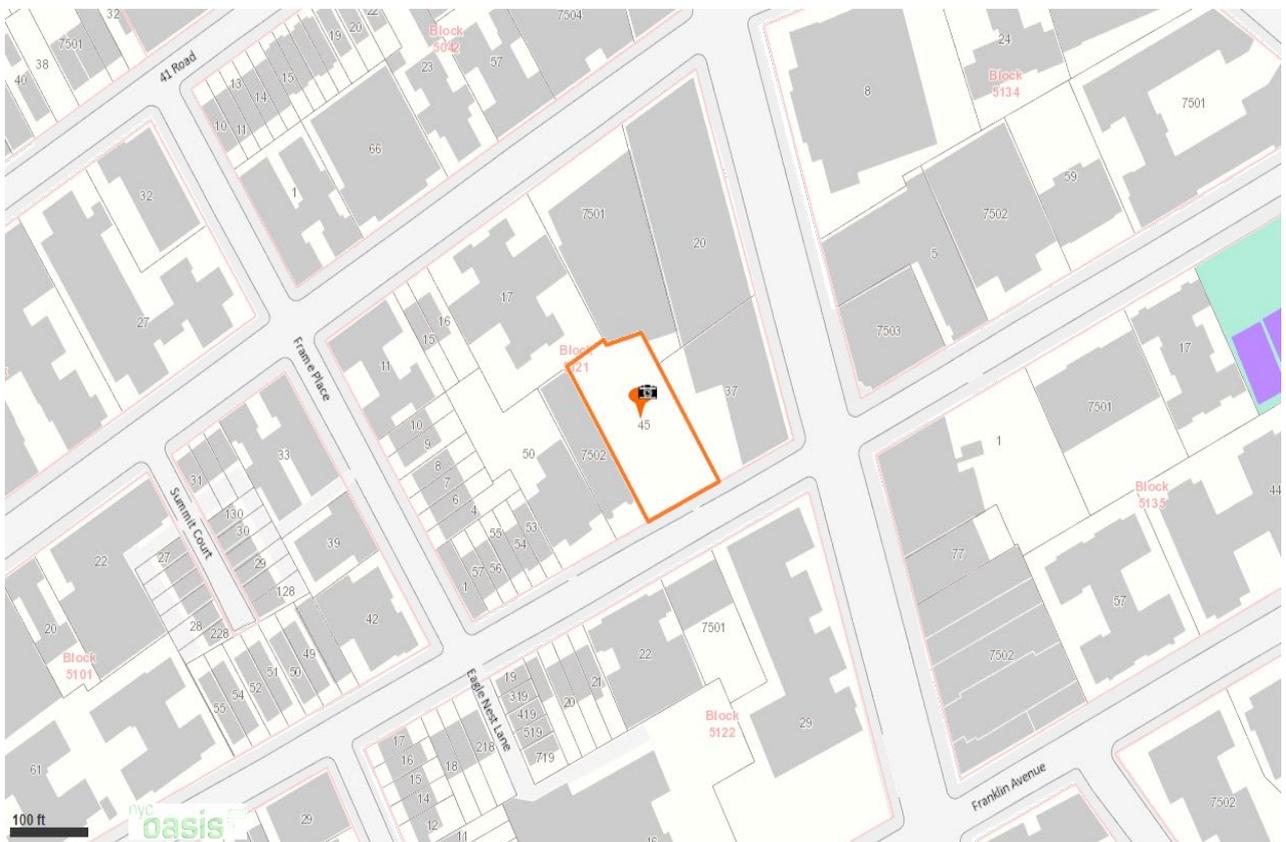
## Sales & Tax Overview For 134-47 Maple Avenue, Flushing

View detailed information on [past sales](#), [title documents](#) and [property taxes](#), including the assessed market value, in their dedicated tabs.

|                |                    |           |   |
|----------------|--------------------|-----------|---|
| Purchase date  | <b>05/29/2013</b>  | Tax class |  |
| Purchase price | <b>\$7,500,000</b> |           |   |

## Lot & Building Information For 134-47 Maple Avenue, Flushing

|                |  |             |                           |
|----------------|--|-------------|---------------------------|
| Lot sqft       | <b>19,168</b>  | Frontage(s) | <b>Maple Avenue(wide)</b> |
| Lot dimensions | <b>100 ft x 193 ft</b>   |             |                           |
| Building class | <b>Licensed Parking Lot (G6)</b>  |             |                           |
| Status         |                                   |             |                           |
| Status date    |                                   |             |                           |



APPROVAL ARCH- PLANS UPON REQUEST

**FURTHER APPOINTMENT, INFORMATION OR AND OFFER SHOULD THROUGH  
THE BROKER, PLEASE DON'T DISTRUB OWNER OR AND OPPERATING BUSINESS**

**AOL REALTY USA. INC.** Licensed Real Estate Broker Since 1980

141-07 20th Ave Suite 508. Flushing, NY 11357 Cell phone: (917) 709-6374

Tel. (718)359-5678 Fax. (718)359-5174

Broker: Roger Lo Email: [AorogerLo@yahoo.com](mailto:AorogerLo@yahoo.com)

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**AOL REALTY USA. INC. BROKER: Roger Lo**

Cell. **917-709-6374** WeChat: Rogerlolo007

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