



**FOR SALE**

96-01 Jamaica Avenue,  
Woodhaven, NY 11421

**Ariela**  
GREA Partner

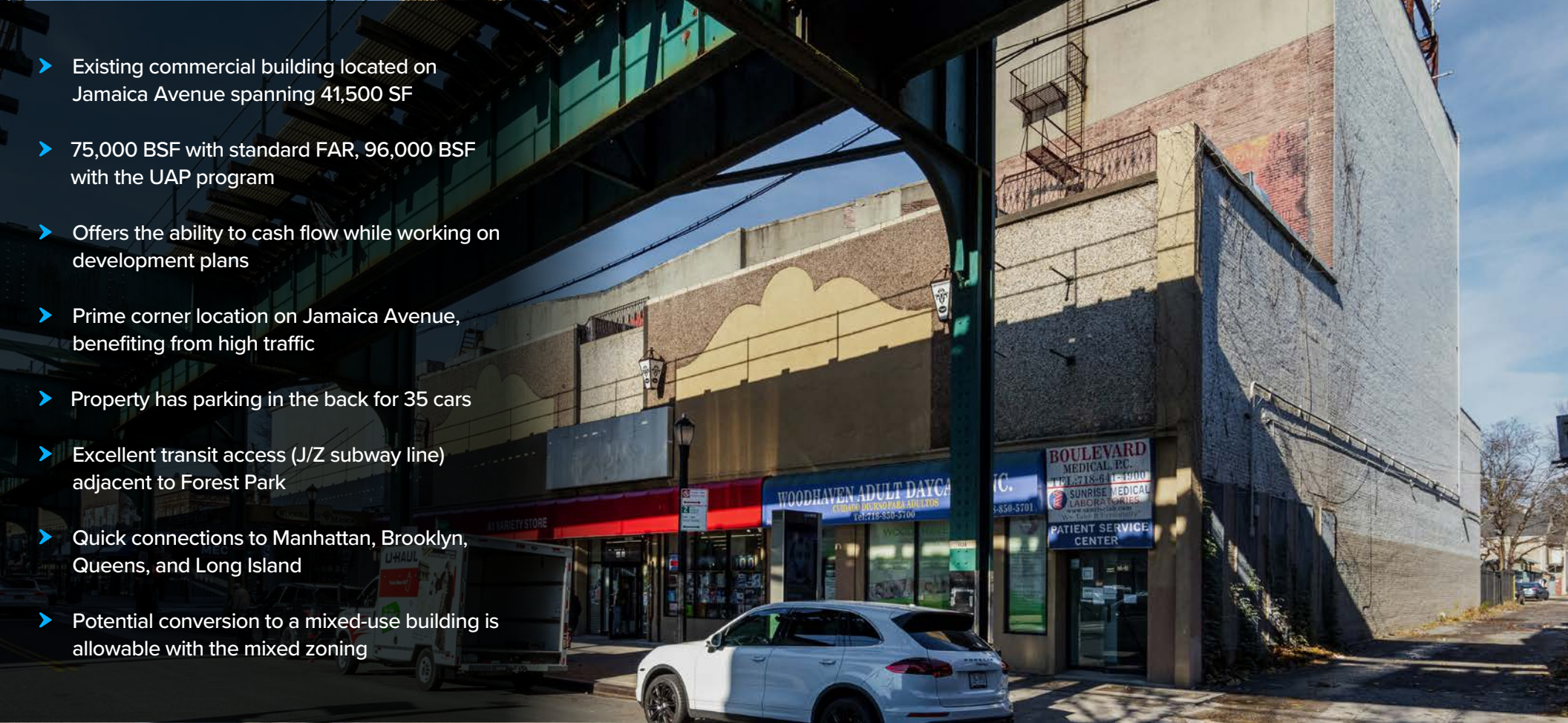
41,500 SF Commercial Building Offering 75,000  
BSF for Mixed-Use Development

# 96-01 Jamaica Avenue, Woodhaven, NY 11421

41,500 SF Commercial Building Offering 75,000 BSF for Mixed-Use Development | **FOR SALE**



- Existing commercial building located on Jamaica Avenue spanning 41,500 SF
- 75,000 BSF with standard FAR, 96,000 BSF with the UAP program
- Offers the ability to cash flow while working on development plans
- Prime corner location on Jamaica Avenue, benefiting from high traffic
- Property has parking in the back for 35 cars
- Excellent transit access (J/Z subway line) adjacent to Forest Park
- Quick connections to Manhattan, Brooklyn, Queens, and Long Island
- Potential conversion to a mixed-use building is allowable with the mixed zoning



## Asking Price: Ownership Requests Proposals

Exclusively Represented By  
212.544.9500 | arielpa.nyc

Alexander Taic x44  
ataic@arielpa.com

Daniel Mahfar x99  
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Jack Mastrocola x215  
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For Financing  
Information:

Steven Trow x305  
strow@arielpa.com

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Property Information	Total	96-01 Jamaica Avenue	lot 79		lot 80
Block / Lot	-	8892 / 71	8892 / 79		8892 / 80
Lot Dimensions	Irregular	149.2' x 146.64' (Irr)	24.25' x 140'		24.25' x 139'
Lot Sq. Ft.	28,658	21,879	3,395		3,385
Building Dimensions	-	140' x 100'	-		-
Stories	-	2	-		-
Building Sq. Ft.	41,500	41,500	-		-
Zoning	-	R6A / C1-4	R3X/ R6A (Majority R3X)	R3X/ R6A (Majority R3X)	R3X/ R6A (Majority R3X)
			Lot Area R3X	Lot Area R6A	Lot Area R3X
			2,524	871	2,396
FAR (Standard)	-	3.00	0.75	3.00	0.75
FAR (UAP)	-	3.90	-	3.90	-
			1,893	2,613	1,797
			1,893	3,397	1,797
Buildable Sq. Ft. (Standard)	74,905	65,636	4,506		4,763
Buildable Sq. Ft. (UAP)	96,270	85,327	5,290		5,653
Air Rights Sq. Ft.	54,770	24,136	4,506		4,763
Tax Class	4	4	4		4
Assessment (25/26)	\$2,147,940	\$1,998,000	\$75,600		\$74,340
Real Estate Taxes (25/26)	\$233,009	\$216,743	\$8,201		\$8,064

\*All square footage/buildable area calculations are approximate

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Financial Summary	Current
Scheduled Gross Income:	\$847,836
Less Vacancy Rate Reserve (3.00%):	(\$25,435)
Gross Operating Income:	\$822,401
Less Expenses:	(\$261,466)
Net Operating Income:	\$560,935

Financial Summary	Proforma
Scheduled Gross Income:	\$1,195,000
Less Vacancy Rate Reserve (3.00%):	(\$35,850)
Gross Operating Income:	\$1,159,150
Less Expenses:	(\$261,466) 31% of SGI
Net Operating Income:	\$897,684

## Expenses (Actual\*/Projected)

Real Estate Taxes (25/26)*	\$233,009	Elevator Maintenance*	\$2,290
Woodhaven Manor Tax Reimbursement*	(\$48,513)	Repairs & Maintenance	\$18,875
Discount Store Tax Reimbursement*	(\$42,697)	Legal/Miscellaneous	\$8,224
Insurance	\$56,169	Management	\$24,672
Electric	\$9,438		
<b>Gross Operating Expenses:</b>	<b>\$261,466</b>		



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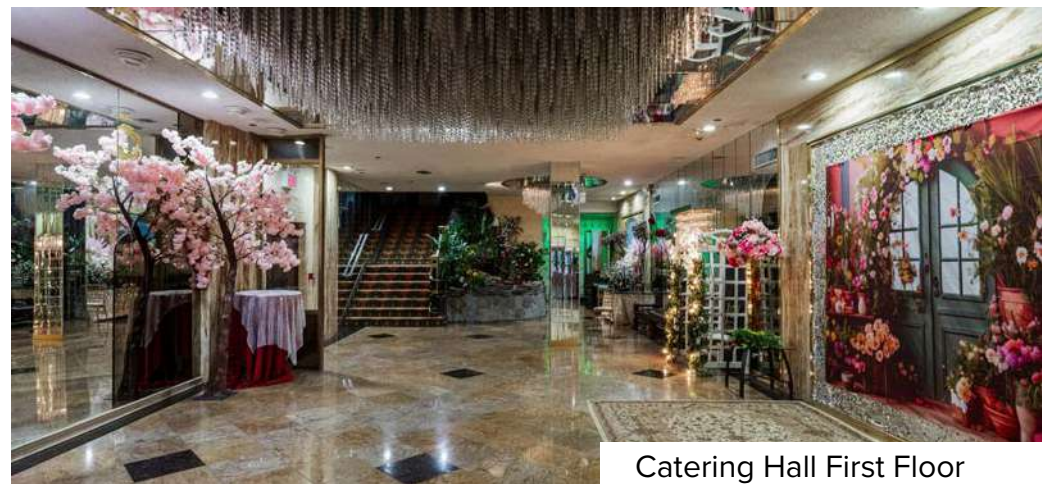
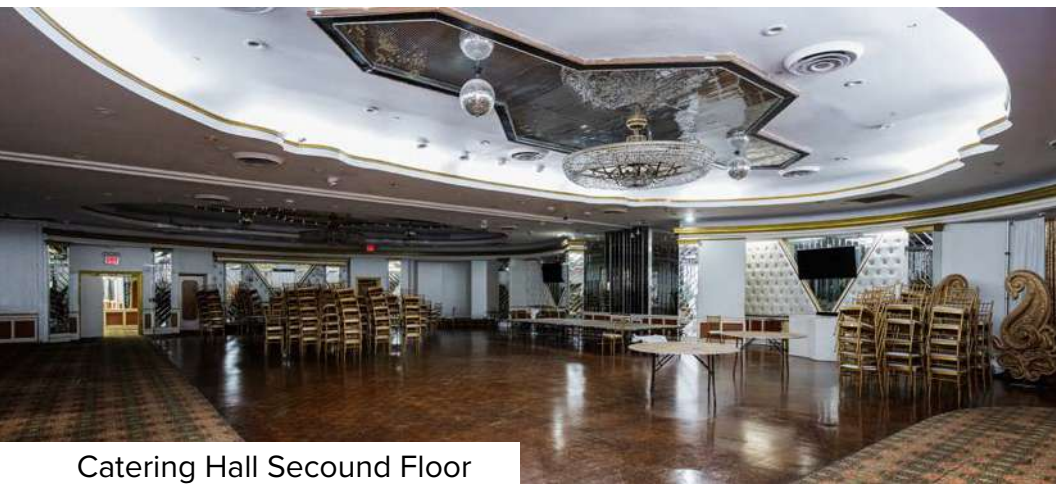
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. December 11, 2025 6:47 pm

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## Interior Photos



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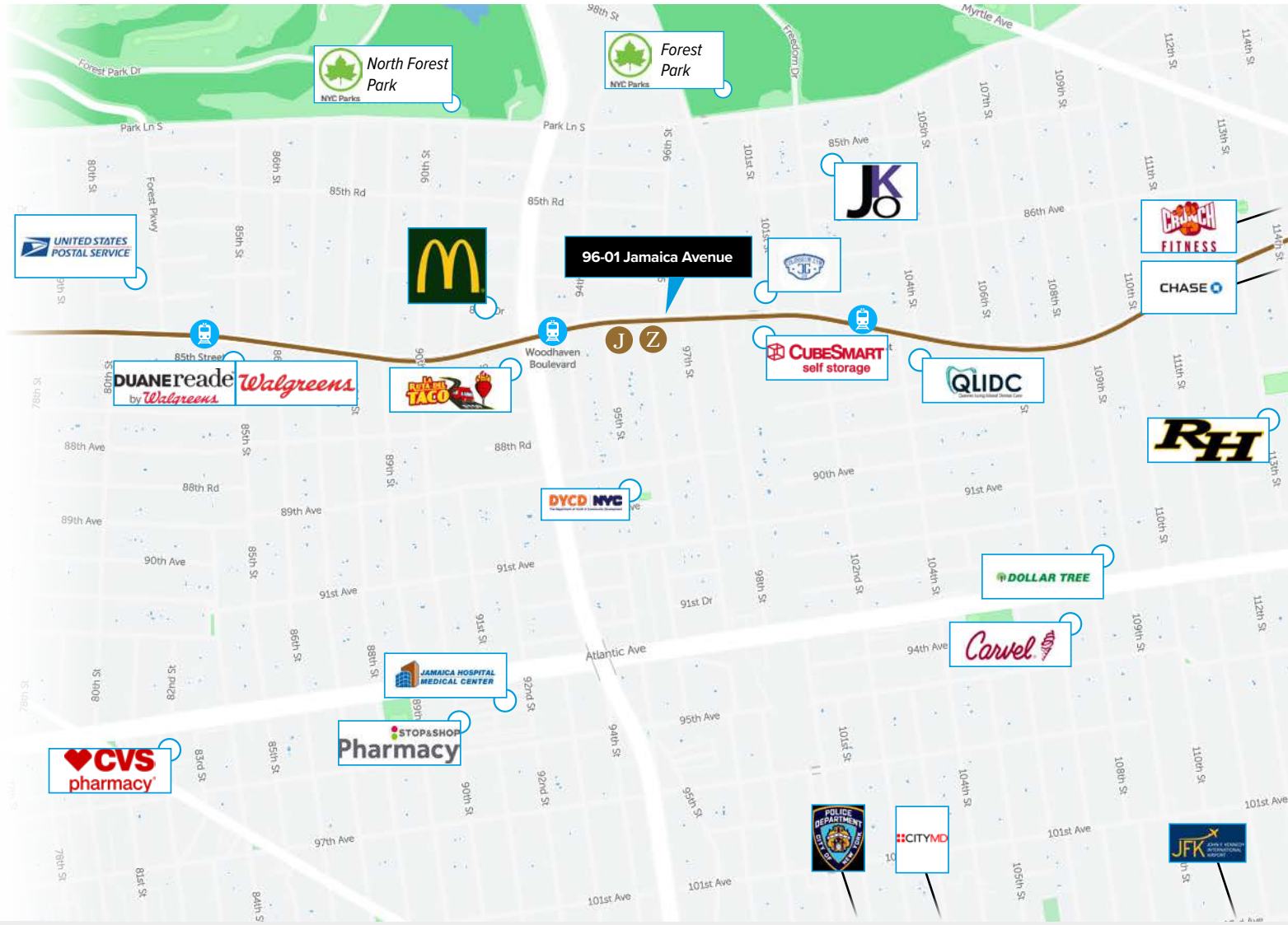
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96-01 Jamaica Avenue offers easy transit via the J and Z subway lines and the surrounding commercial corridor, while providing access to local green spaces including the vast Forest Park



## Transportation Score



79

Public Transportation



94

Walker's Paradise

Visit Walk Score Website →

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