

FOR SALE
SUBMIT ALL OFFERS

5-28 51ST AVENUE

Long Island City, 11101 | **Queens**

TWO-STORY
COMMERCIAL
FLEX BUILDING
WITH CONVERSION
OPPORTUNITY

**IDEAL FOR OWNER-USER
OR INVESTOR**



RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Two-Story Commercial Flex Building

The existing structure offers 4,690 SF across two floors and mezzanine. A drive in bay door & curb cut allows for convenient loading, ideal for a wide range of commercial uses.

#2

Prime Hunters Point Location

Situated off Vernon Boulevard, just steps from the Vernon Blvd-Jackson Ave (7 train), and within walking distance to Court Square (E, G, M, 7) — providing direct access to Midtown Manhattan and Brooklyn.

#3

Residential Conversion Opportunity

Flexible (M1-4/R6B) zoning permits office, studio, townhouse, or light industrial uses, while also allowing residential redevelopment within the R6B Long Island City Mixed-Use District.

#4

High-Growth Submarket

Hunters Point has seen over 12,000 new residential units added in the last decade, fueling retail and commercial demand, and ensuring strong long-term appreciation for both users and investors.

#5

Vacant Owner-User Investment Opportunity

Ideal for end users, investors, and developers.



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **5-28 51ST AVENUE, LONG ISLAND CITY 11101** — (the “Property”) - which consists of a vacant two-story, flex/office building with potential for residential conversion.

5-28 51st Avenue is a two-story flex-office building that was previously occupied as the headquarters of a trade union, and will be delivered vacant at closing.

Situated off Vernon Boulevard, 5-28 51st Avenue sits in the heart of Hunters Point—one of Long Island City’s most dynamic mixed-use corridors. The property offers nearby access to multiple subway lines (7, E, G, M) and the East River Ferry, with quick connectivity to Midtown Manhattan, Brooklyn, and the greater Queens area. The surrounding area features a strong mix of luxury residential towers such as Hayden LIC and The Forge, alongside retailers including Trader Joe’s, Sweetleaf Coffee, and waterfront dining at Blend on the Water—making it ideal for owner-users, boutique tenants, or redevelopment into residential use. Just minutes from the Pulaski Bridge and Queens Midtown Tunnel, the property benefits from seamless regional access and is positioned at the center of Long Island City’s continued growth.

For more information, please contact the exclusive brokers directly.



PROPERTY SUMMARY

THE OFFERING

Address	5-28 51st Avenue, Long Island City 11101
County	Queens
Location	South side of 51st Avenue between 5th Street and Vernon Boulevard
Block / Lot	34 / 35
Property Type	Office/Flex

PROPERTY INFORMATION

Lot Dimensions	25' X 100' (approx.)
Lot SF	2,500 SF (approx.)
Building Dimensions	25' X 100'
Stories	1
Year Built / Last Altered	1972 / 2004
Above Grade Gross SF	4,690 SF (approx.)
Below Grade Gross SF	0 SF (approx.)
Total Gross SF	4,690 SF (approx.)
Commercial Units	1

ZONING INFORMATION

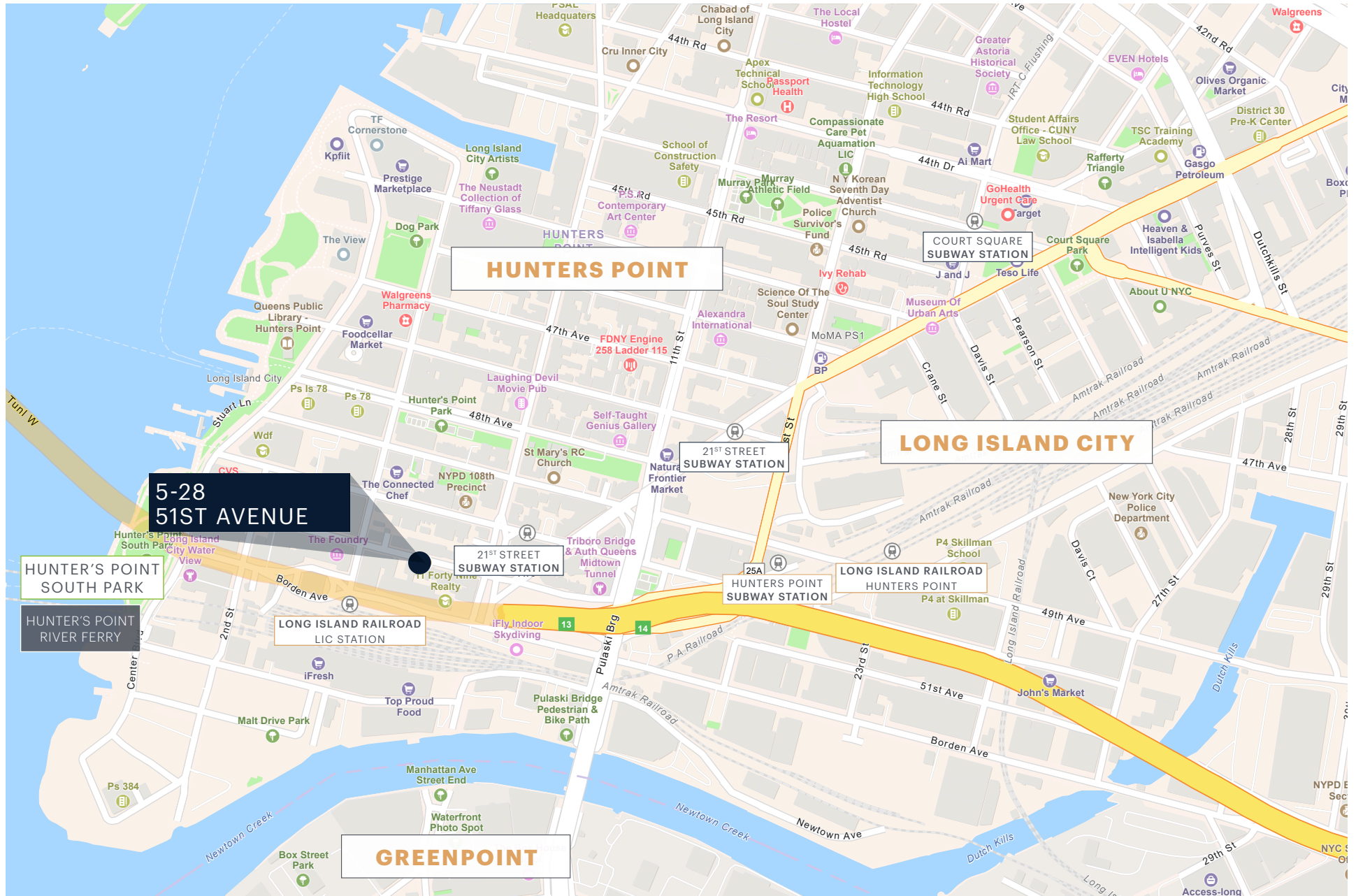
Zoning	M1-4/R6B
Street Width	60'
Street Width Classification	Narrow
FAR (Commercial)	2.0
Buildable SF (Commercial)	5,000 SF (approx.)
FAR (Residential)	2.0
Buildable SF (Residential)	5,000 SF (approx.)
FAR (Community Facility)	2.0
Buildable SF (Community Facility)	5,000 SF (approx.)
Less Existing Structure	(4,690) SF (approx.)
Available Air Rights (As-of-Right)	310 SF (approx.)

TAX INFORMATION

Assessment (25/26)	\$282,780
Tax Rate	10.762%
Annual Property Tax (25/26)	\$30,433
Tax Class	4

**5-28 51ST AVENUE
FOR SALE**

AREA MAP



5-28 51ST AVENUE
FOR SALE

EXTERIOR PHOTOS



INTERIOR PHOTOS



MARKET OVERVIEW

LONG ISLAND CITY Long Island City (LIC) has transformed into one of New York City's most dynamic mixed-use neighborhoods, fueled by unprecedented residential growth and a thriving commercial ecosystem. Once an industrial hub, LIC now offers a balance of luxury waterfront living, creative office space, and an expanding retail and cultural landscape.

Its proximity to Midtown Manhattan—just one subway stop away—combined with multiple transit options including the 7, E, M, G, and N/W subway lines, East River Ferry service, and direct access to major highways, make it one of the most accessible locations in the city.

The neighborhood boasts world-class cultural institutions like MoMA PS1 and SculptureCenter, a vibrant dining scene, and waterfront parks that attract both residents and visitors. With continued investment, strong demand for housing, and ongoing infrastructure improvements, LIC remains a premier destination for both residents and businesses seeking growth and connectivity.

As one of the fastest-growing neighborhoods in New York, Long Island City continues to attract developers, investors, and residents looking to capitalize on its unique blend of convenience, culture, and opportunity.



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