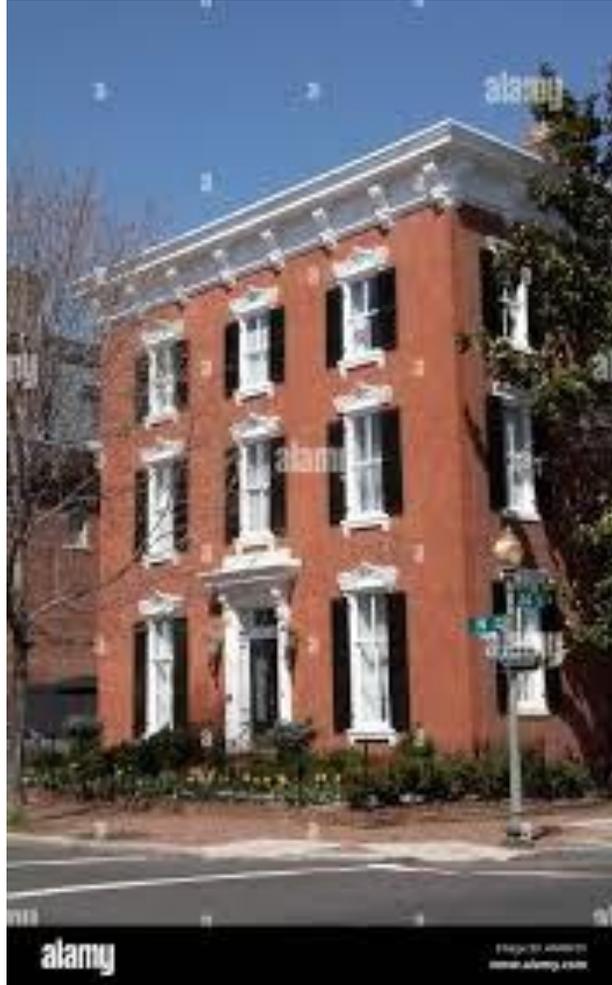


Delphine Real Estate Advisory Group

A REAL ESTATE INVESTMENT BANK

0 METROPOLITAN AVENUE Queens, NY

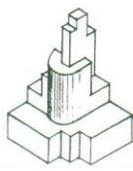
Land for 30 Condos and Daycare Center
Located in Middle Village



Proposed Condo Development

FOR SALE: Highest Bidder
CONTACT: MARC FRANCIS 516-466-9700

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• TEL. 516-466-9700 • FAX 516-466-9705
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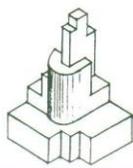
0 Metropolitan Ave, Middle Village, NY

Lot Dimensions	80 x 125 (approx.)
Lot SF	10,000 SF (approx.)
Buildable	26,000 sf (approx.)
Stories	3
Residential Units	30
Total Units	30



Proposed Daycare Site

Lot Dimensions	40 x 100 (approx.)
Lot SF	4,000 SF (approx.)
Buildable	8,000 sf (approx.)
Stories	2



INVESTMENT HIGHLIGHTS

#1

Middle Village offers access to outdoor venues such as Juniper Valley Park and Forest Park, plus local European Eateries and access to nearby Queens and NYC, with entertainment centers.

#2

Within a 10-minute drive of the Forest Hills Stadium (which hosts major outdoor concerts and music festivals), as well as a 20-minute drive to LaGuardia Airport, Flushing Meadows Corona Park or the Arthur Ashe Stadium (which is Home to the U.S. Open).

#3

Middle Village is a neighborhood in the central section of the borough of Queens, New York City, bounded to the north by the Long Island Expressway, to the east by Woodhaven Boulevard, to the south by Cooper Avenue and the former LIRR Montauk Branch railroad tracks, and to the west by Mount Olivet Cemetery.

#4

Transportation Options

The area is serviced by the M Train (MTA subway) at the Middle Village- Metropolitan Ave station and several key bus routes like the Q38, Q54, and the Q67 connecting.

The Delphine Group is seeking qualified condo developers for a site in Middle Village, Queens. This includes just over 10,000 square feet of contiguous land zoned R5B/C2 on which, you can build up to 25,975 square foot building in a TOD. With the City of Yes program in place, this would yield about 26,000 square feet of multifamily+ commercial building space. Additionally, there is a nearby 4,000 sf lot zoned G7 which could serve either as a parking lot or allow construction of an 8,000 square foot facility use building.

MAP:

