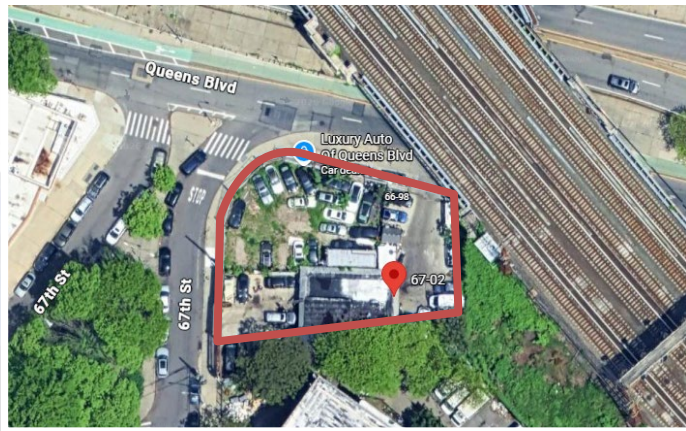




67-02 Queens Blvd, Queens, NY

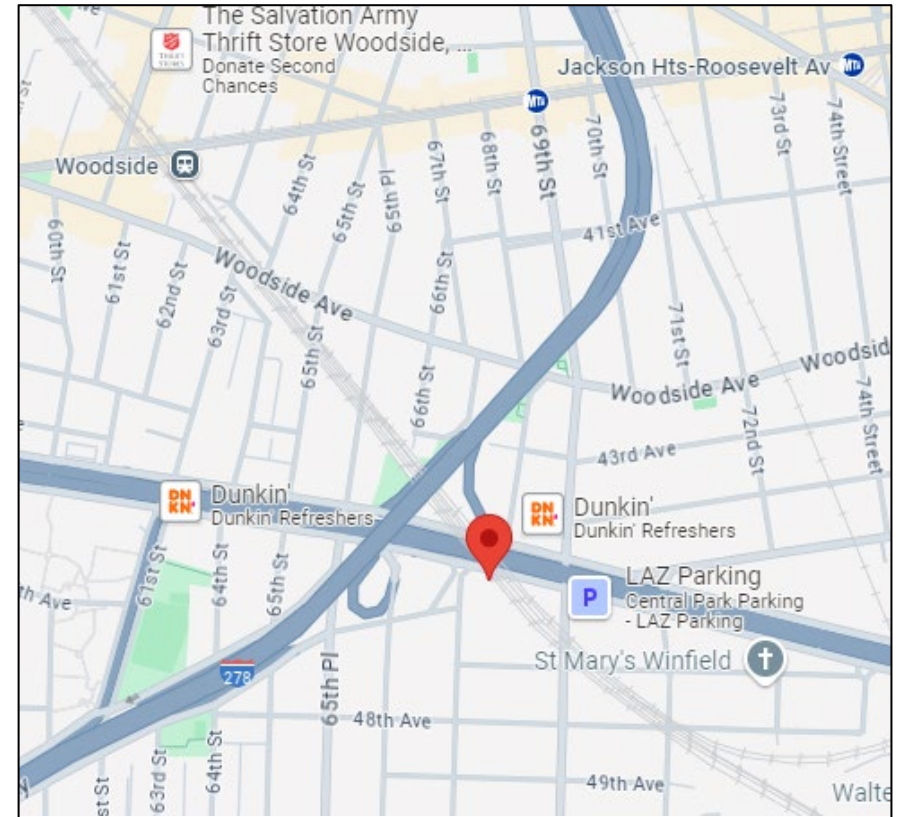
58,120 ZFA Corner Lot Development Site in Maspeth | Exclusive



EXCLUSIVE OFFERING

PROPERTY INFORMATION

ADDRESS	67-02 Queens Boulevard
CITY	Queens, NY 11377
NEIGHBORHOOD	Maspeth
BLOCK/LOT	02431-0033
LOT SIZE	11,624 SF (101ft x 105ft irregular)
BUILDING SIZE	1,800 SF (32ft x 50ft)
TYPE	Development Site
RE TAXES	\$37,735
ZONING FAR	R7X/C2-3 5.00 (0.15 Built)
BUILDABLE	58,120 ZFA
DEV NOTES	UAP FAR is 6.00 69,744 ZFA with UAP
OCCUPANCY	Delivered Vacant
NOTES	Eligible for 485x tax abatement Phase 1 available upon request
GROUND LEASE	Owner open to a 99-year ground lease Asking \$700,000/year rent for ground lease



DESCRIPTION

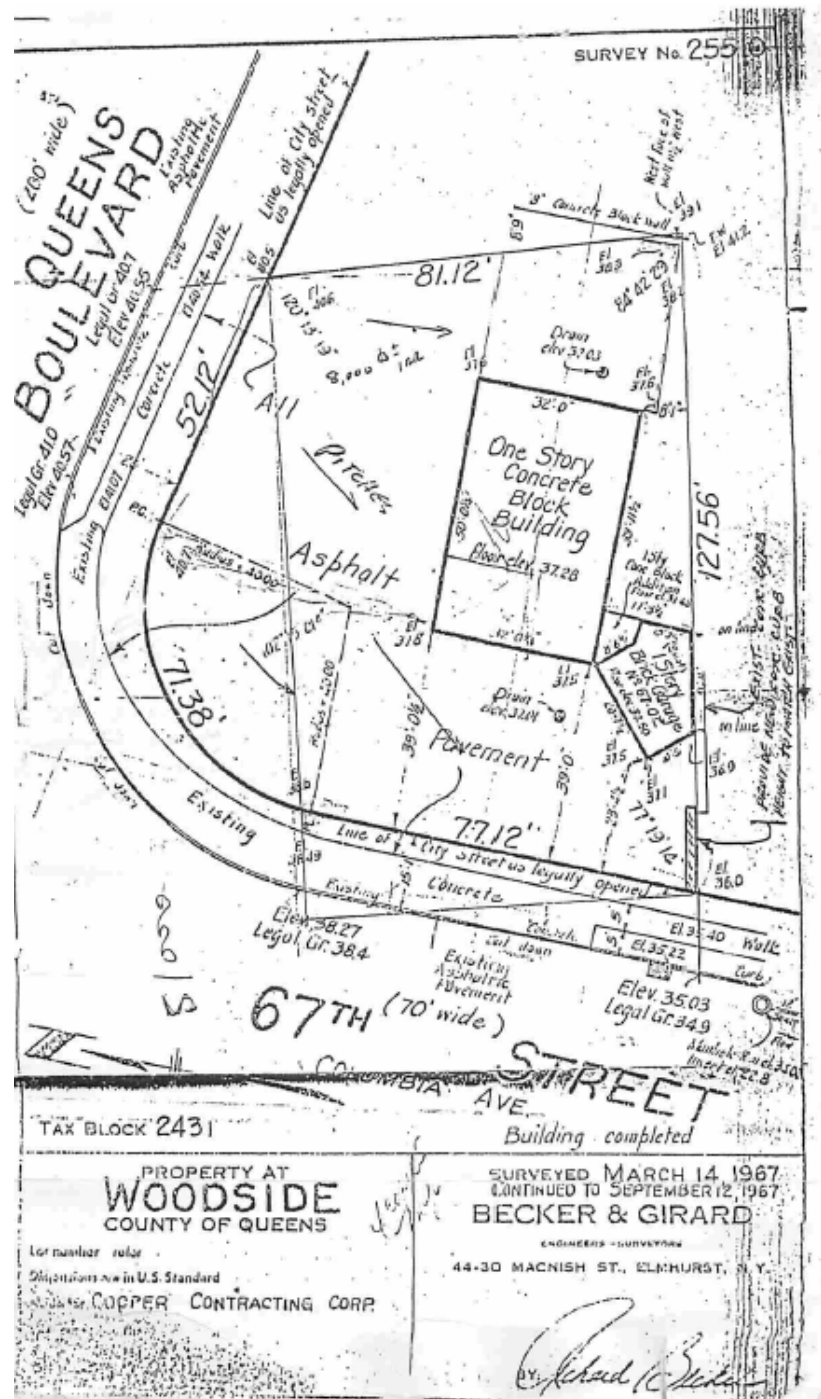
SP Capital Group is proud to exclusively offer this development site located in the Maspeth neighborhood of Queens. The offering is for a lot with 11,624 square feet currently improved by a car lot. The lot is zoned for 58,120 ZFA as of right and 69,744 ZFA with UAP. Located at the corner of Queens Blvd and 67th St, this property is only blocks away from restaurants, shops, markets, schools, parks, the LIRR, and the 7 train. (BG)

ASKING PRICE: \$11,000,000

For More Info Call: (212) 221-2456

67-02 Queens Blvd | Maspeth | 58,120 ZFA Development Site | Exclusive

SURVEY



AREA MAPS

