

PROPERTY FOR LEASE OR FOR SALE

9222 Guy R Brewer Blvd

9222 Guy R Brewer Blvd, Jamaica, NY 11433

FIRST FLOOR + BASEMENT:
\$14,000 PER MONTH
2ND FLOOR:
ASKING \$7,000 PER MONTH

About Property

This classic two-story stucco building, brick walls interior located just off the historically renowned Jamaica Avenue, presents a rare investment opportunity in one of New York City's most desirable corridors. Previously renovated and operated for years as a successful dance and recording studio, the property will be "DELIVERED VACANT—making it ideal for both developers and end-users."

Directly across the street is a newly constructed, 700-plus-unit residential complex by BRP Development, featuring a wide range of amenities, including parking available to both residents and the public. This growing pocket of Jamaica offers strong foot traffic, excellent visibility, and long-term upside at an attractive price point.

First floor 3300 square feet on the ground floor. Has a 1700 square foot basement. **Price:\$14,000 per month**

Second floor :2500 square feet - asking **\$7,000**



Property Details

Zoning	C6-3/R9 equiv
Price	\$2,500,000
Buildable Area	23,402 SQFT (Max)
Current Built Area	7,282 SQFT
Buildable Area	16,120 SQFT

For More Information
Contact: **SHAWN**

9222 Guy R Brewer Blvd,
Jamaica, NY 11433

Phone: 917-808-5045
E-mail: starshlomi@gmail.com

Disclaimer: All information is approximate and subject to change without notice. Prospective buyers are advised to verify all information independently before making any purchase decisions.

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