



**LANDAIR  
PROPERTY  
ADVISORS**

## PRIME RETAIL OPPORTUNITY BLOCK THROUGH DEVELOPMENT SITE

*168-15 Jamaica Avenue, Jamaica, NY 11432*  
*168-16 91st Avenue, Jamaica, NY 11432*

*Presented by:*

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Partner



# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

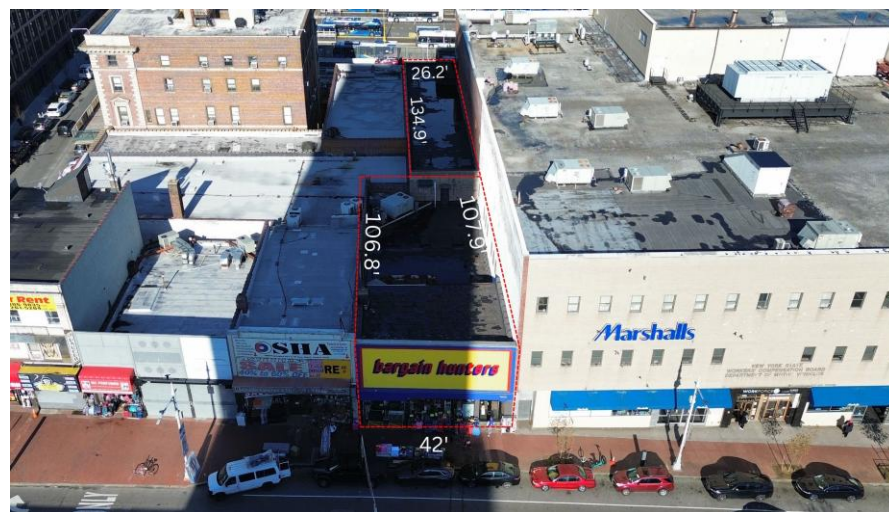
Introducing a prime retail building and development opportunity at 168-15 Jamaica Avenue & 168-19 91<sup>st</sup> Avenue in Jamaica. The properties consist of (2) lots measuring a total of 7,902 sq. ft. and improved by a 16,185 Sq. Ft. block-through retail building.

These block-through properties are located on Jamaica Avenue, between 168<sup>th</sup> & 169<sup>th</sup> Street and are zoned C6-2, DJ, allowing for a potential residential building of up to 49,524 sq. ft. The properties will be delivered vacant at closing.

The real estate market in Jamaica is experiencing growth, driven by its accessibility and ongoing urban development. Much of the neighborhood has been recently rezoned, which should lead to further retail rent growth. This property is not located in the Jamaica Neighborhood rezoning and is therefore not subject to MIH requirements.

## PROPERTY HIGHLIGHTS

- Prime Block-Through development site and commercial building at 168-15 Jamaica Avenue.
- Total lot size of 7,902 sq. ft. with dimensions of 42x106 on Jamaica Avenue, and 26' x 134' on 91<sup>st</sup> Avenue.
- Zoned C6-2, DJ, allowing for a Mixed-Use building of up to 49,524 Sq. Ft.
- Currently built as a 16,185 Sq. Ft. commercial building that will be delivered vacant at closing.
- Located on Jamaica Avenue, between 168<sup>th</sup> & 169<sup>th</sup> Street. The property is surrounded by national retailers, including Marshalls directly next to the property.
- Retail rents projected to hit \$70/SF in this pocket of Jamaica Avenue.



<b>Suggested Asking Price:</b>	<b>\$5,800,000</b>
Lot Size:	7,902 Sq. Ft.
Building Size:	16,185 Sq. Ft.
Zoning District	C6,2, DJ
Residential BSF:	49,524
Commercial BSF:	42,412
Price Per Buildable S.F.	\$110
Corner/Midblock:	Midblock
Street Frontage:	42' ft
Tenancy:	Vacant





# PROPERTY DETAILS

## PROPERTY INFORMATION

Address	168-16 91st Avenue	168-15 Jamaica Avenue
Area	Jamaica	Jamaica
Block/Lot	9799/35	9799/16
Lot Dimensions	25x134	42x106
Lot Sq. Ft.	3,350	4,552

## BUILDING INFORMATION

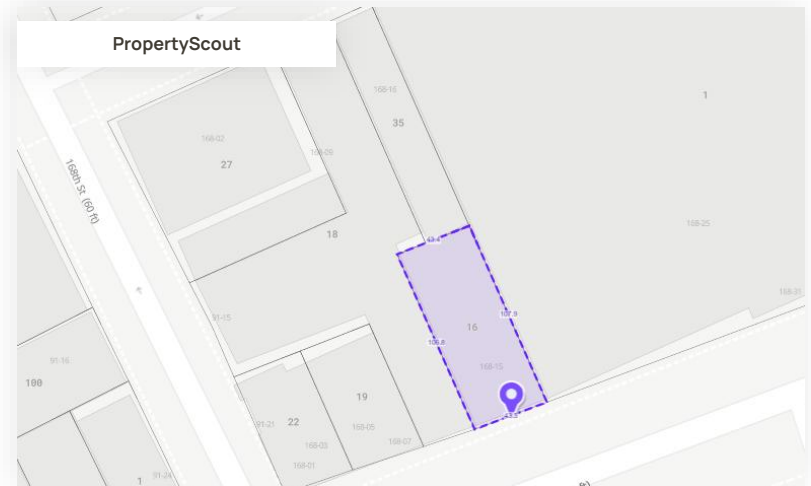
Building Type	Commercial	Commercial
Building Sq. Ft.	6,700	9,485
Total Units	1	1

## NYC FINANCIAL INFORMATION

Assessed Value	-	\$1,036,350
Tax Rate	10.774%	10.774%
Gross Taxes	\$64,628	\$111,656

## ZONING INFORMATION

Zoning District	C6,2, DJ	C6,2, DJ
Base Floor Area Ratio (FAR)	5	7.2
Residential Buildable Sq. Ft.	16,750	32,774
Commercial FAR	4	6
Commercial Buildable Sq. Ft.	15,100	27,312
UAP FAR	6	8.64
UAP Buildable Sq. Ft.	20,100	39,329
Community Facility FAR	5	6.5
Community Facility Buildable Sq. Ft.	16,745	29,588
Industrial FAR	-	-
Industrial Buildable Sq. Ft.	-	-



# ADVISORY TEAM

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