



**LANDAIR  
PROPERTY  
ADVISORS**

# Shovel Ready Development Site with Approved Plans

104-30 Jamaica Ave, Richmond Hill, NY  
11418

*Presented by:*

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Senior Associate



# PROPERTY SUMMARY

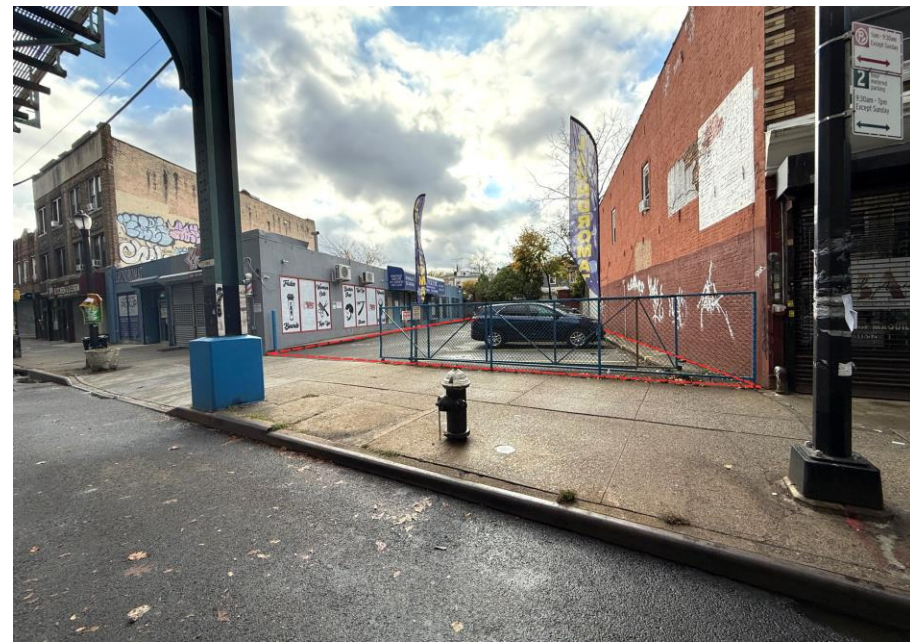
## PROPERTY DESCRIPTION

104-30 Jamaica Ave, Richmond Hill, NY 11418 offers a prime opportunity for developers to capitalize on a highly desirable development site. The property is a midblock lot measuring 3,084.46 sq. ft. with dimensions of 31.5 ft x 100 ft. Zoned R6A, C2-4, it permits the construction of a residential building up to 9,252 sq. ft.

Currently vacant, the site has approved plans for a mixed-use building featuring **10 residential units** and over 1,000 sq. ft. of ground-floor commercial space. Zoning also allows for a complete waiver of parking requirements, enhancing project flexibility.

## PROPERTY HIGHLIGHTS

- ❑ **Prime development opportunity** located 2 blocks from 104<sup>th</sup> Street J/Z Subway Stop.
- ❑ **Vacant midblock lot** measuring 3,084.46 sq. ft., with dimensions of 31.5 ft x 100 ft.
- ❑ **Zoned R6A, C2-4**, allowing for a residential building up to 9,252 sq. ft. Possible to build a 12,027 Sq. Ft. Building with UAP.
- ❑ **Approved plans** for a mixed-use building with 10 residential units and over 1,000 sq. ft. of ground-floor commercial space.
- ❑ **Zoning permits a complete waiver of parking requirements**, offering added project flexibility.
- ❑ **Easy Access Agreements** ownership owns the next-door property.



## OFFERING SUMMARY

Sale Price:	<b>\$1,450,000</b>
Lot Size:	3,084
Zoning District	R6A, C2-4
Residential Base BSF:	9,252
Residential UAP BSF:	12,027
Price Per Buildable S.F.	\$120
Corner/Midblock:	Midblock
Street Frontage:	31.50 ft
Tenancy:	Vacant



# PROPERTY DETAILS

## PROPERTY INFORMATION

	104-30 Jamaica Ave
Area	Richmond Hill
Block/Lot	09289-0013
Lot Dimensions	31.5 ft x 100 ft
Lot Sq. Ft.	3,084

## BUILDING INFORMATION

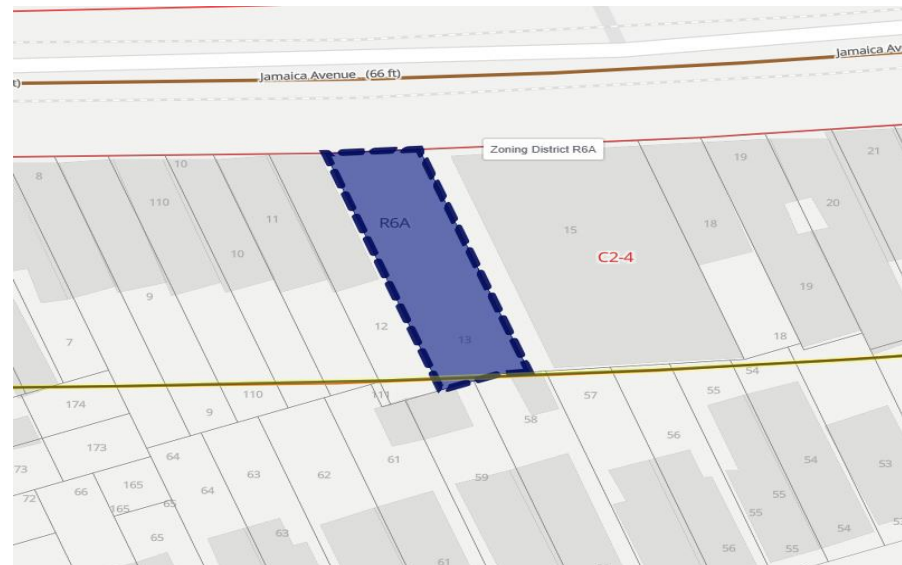
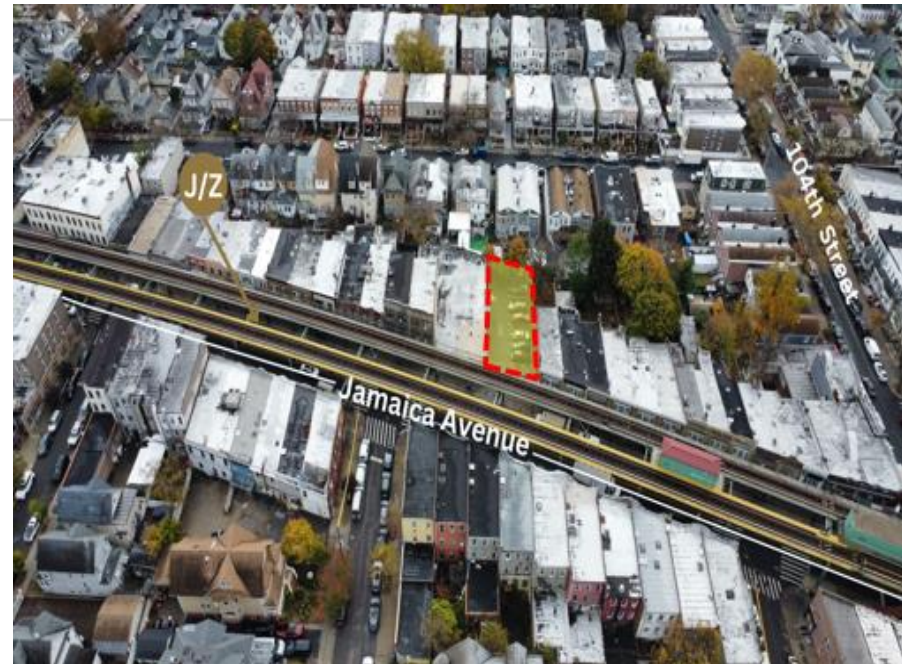
Building Type	Vacant Lot
Building Sq. Ft.	-
Total Units	-

## NYC FINANCIAL INFORMATION

Assessed Value	\$59,791.00
Tax Rate	10.592%
Gross Taxes	\$6,333

## ZONING INFORMATION

Zoning District	R6A, C2-4
Base Floor Area Ratio (FAR)	3.00
Residential Buildable Sq. Ft.	9,252
UAP Floor Area Ratio	3.9
UAP Buildable Sq. Ft.	12,027
Community Facility FAR	3.00
Community Facility Buildable Sq. Ft.	9,252

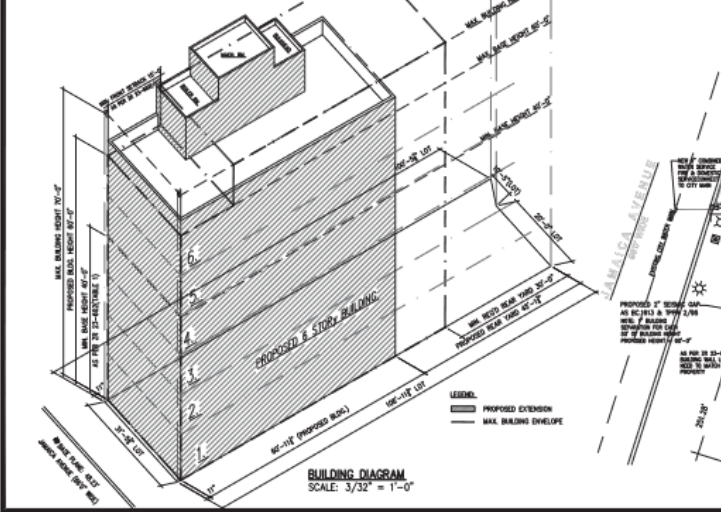
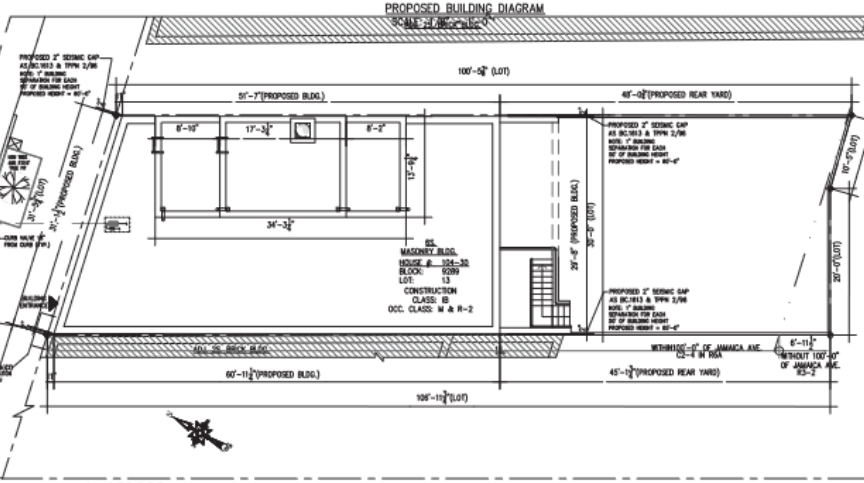
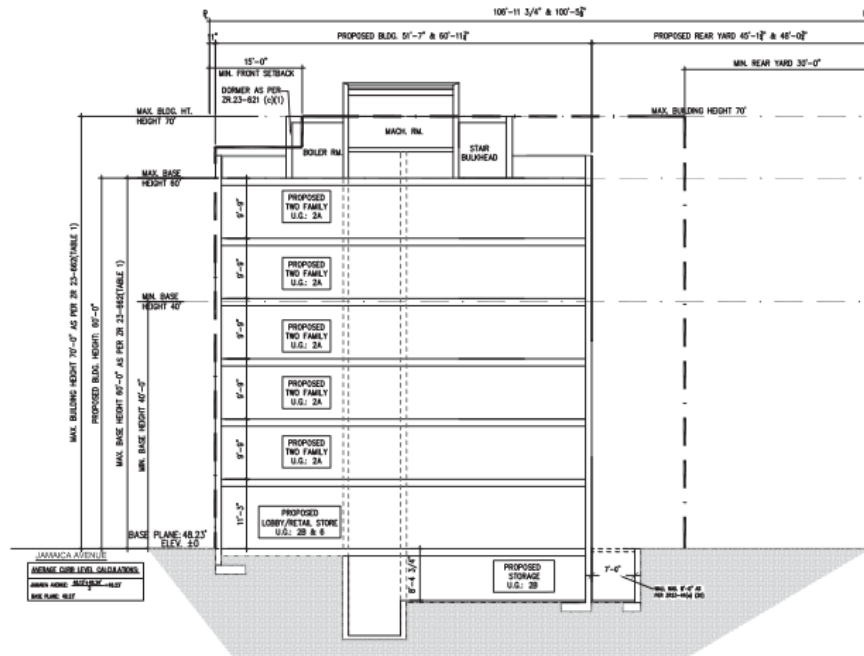


# SITE PLANS & SURVEY

ZONING INFORMATION	
ADDRESS	104-30 JAMAICA AVENUE QUEENS NY 11418
BLOCK	6299
LOT	13
ZONE	Q2-4 IN R5A & R3-1
MAP REF.	146
LOT AREA	3,096.45 SF. (DETAIL SEE SURVEY)
Z8-23-03 & Z8-41 STREET TREE REGULATIONS	
REQUIRED STREET TREE	1 TREES 1 STREET TREE PER 25' STREET FRONTAGE = 1 TREE
PROPOSED STREET TREE	PROPOSED 1 STREET TREE
FLOOR AREA ANALYSIS (RESIDENTIAL)	
THRESHOLD TOTAL FLOOR AREA	100,000 SQ. FT. PER Z8-23-03/04
THRESHOLD TOTAL FLOOR AREA	100,000 SQ. FT. PER Z8-41
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THRESHOLD TOTAL FLOOR AREA	100,000 SQ. FT. PER Z8-41

## ZR 28-00 QUALITY HOUSING REGULATIONS:

ZR 28-12 REUSE STORAGE OR DISPOSAL	REQUIREMENT: RESIDENTIAL FLOOR AREA WITH 3 OR MORE UNITS
ZR 28-13A ENCLAVE IN CORRIDOR	REQUIREMENT: SIDE OF SQUARE OF A CORRIDOR THAT IS EXCLUDED FROM THE DETERMINATION OF FLOOR AREA IF A WINDOW WITH A CLEAR VIEW-RATED GLAZED AREA OF AT LEAST 20 SQUARE FEET IS PROVIDED IN EACH CORRIDOR IN 14 FT. EL.
ZR 28-21 RECREATION SPACE	REQUIREMENT: 3.3% OF RESIDENTIAL FLOOR AREA IN 3 OR MORE UNITS
ZR 28-23 PLANNING AREAS	REQUIREMENT: SPACE BETWEEN BUILDING WALL & STREET LINE SHALL BE PLANNED
ZR 28-31 SENIORITY PER CORRIDORS	REQUIREMENT: IF THE NUMBER OF OCCUPANT UNITS SERVED BY A VERTICAL CIRCULATION CORE AND CORRIDOR ON EACH STORY DOES NOT EXCEED THE NUMBER SET FORTH IN THE FOLLOWING TABLE, SIZE OF THE SQUARE FEET OF THE CORRIDOR SERVING SUCH OCCUPANT UNITS ON EACH STORY MAY BE EXCLUDED FROM THE DETERMINATION OF FLOOR AREA
ZR 28-30-10 CHANGING FOR QUALITY HOUSING	REQUIREMENT: ACCESSORY OFF-STREET PARKING SHALL BE PROVIDED AS SET FORTH IN THE APPLICABLE DISTRICT REGULATION
ZR 28-30-25 REQUIREMENT	REQUIREMENT: SIZE OF 10 DRUG-LITE SPACES
ZR 28-30-35 REQUIREMENT	REQUIREMENT: 20-31-30.1 SPACES WARE - NET PROVIDED 0



ZD1 Zoning Diagram  
Must be typewritten.

Q00796876-11

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.  
 Yes  No

Location Information	
House No(s)	104-30
Street Name	JAMAICA AVENUE
Borough	QUEENS
Block	9289
Lot	13
BIN	4624332

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful for a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, from, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

NAME (PLEASE PRINT)  
**XIAOHONG ZHAO**



P.E./R.A. SEAL (APPLY SEAL; SIGN AND DATE OVER SEAL)  
Internal Use Only

DIS Doc#

PLAN EXAMINERS SIGN AND DATE

# ADVISORY TEAM

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