

5-31 & 5-33 47th Ave, Long Island City, NY 11101



Prime Development Site in Long Island City's Waterfront Corridor

FOR SALE | ASKING: \$14,800,000

PROPERTY DESCRIPTION

East Coast Realtors is pleased to present the sale of the combined development site at 5-31 & 5-33 47th Ave, Long Island City, NY 11101. Together, these adjacent parcels total 8,150 SF, with each lot measuring 4,075 SF and offering approximately 24,534 buildable SF and are located in the heart of Long Island City, just one block from Vernon Boulevard and steps from the East River waterfront.

With the upcoming OneLIC zoning change to R8, the assemblage offers significant redevelopment potential for a mid- to high-rise residential project. Surrounded by new luxury developments, cultural amenities, and convenient subway access (7, E, G trains), this site is ideally positioned for a transformative project in one of New York City's fastest-growing neighborhoods.

Investment Highlights

- **Rezoning Potential:** With proposed R7X zoning (FAR 5), the combined site could support ~40,750 buildable SF.
- **Thriving Neighborhood:** Situated in Long Island City, one of NYC's most dynamic residential markets.
- **Transit Accessibility:** Convenient access to the 7, E, and G subway lines, as well as NYC Ferry service.
- **Growing Demand:** Surrounded by luxury residential towers, cultural institutions, and an expanding retail scene.
- **Prime Location:** Steps from Vernon Boulevard and within walking distance of Gantry Plaza State Park and Hunters Point South.

Address	5-31 & 5-33 47th Ave, Long Island City, NY 11101
Proposed Zoning (OneLIC)	R7X
Lot Size (Combined)	8,150 SF
Max FAR (R8)	5
Total Buildable (Proposed)	~40,750 SF

DISCLAIMER: All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates, and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. Neither East Coast Realtors Inc. or its salesperson makes no express or implied representation or warranties, as facts and results may vary materially from all information estimates and projections.

ERIC LI

📞 917-865-6537

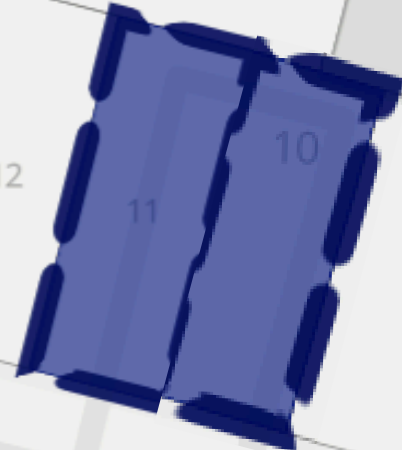
✉ eric.li@ecr.nyc





M1-4 17

121



46 Road (60 ft)

C1-5

Vernon Boulevard (75 ft)

47 Avenue (60 ft)

C1-5

C1-5

4/R6B



6

7506

12

11

7503



EAST COAST
REALTORS

Franklin D.
Roosevelt Four
Freedoms
State Park

Pepsi Cola Sign

Gantry Plaza
State Park

HUNTERS POINT

LONG
ISLAND CITY

Long Island City

495

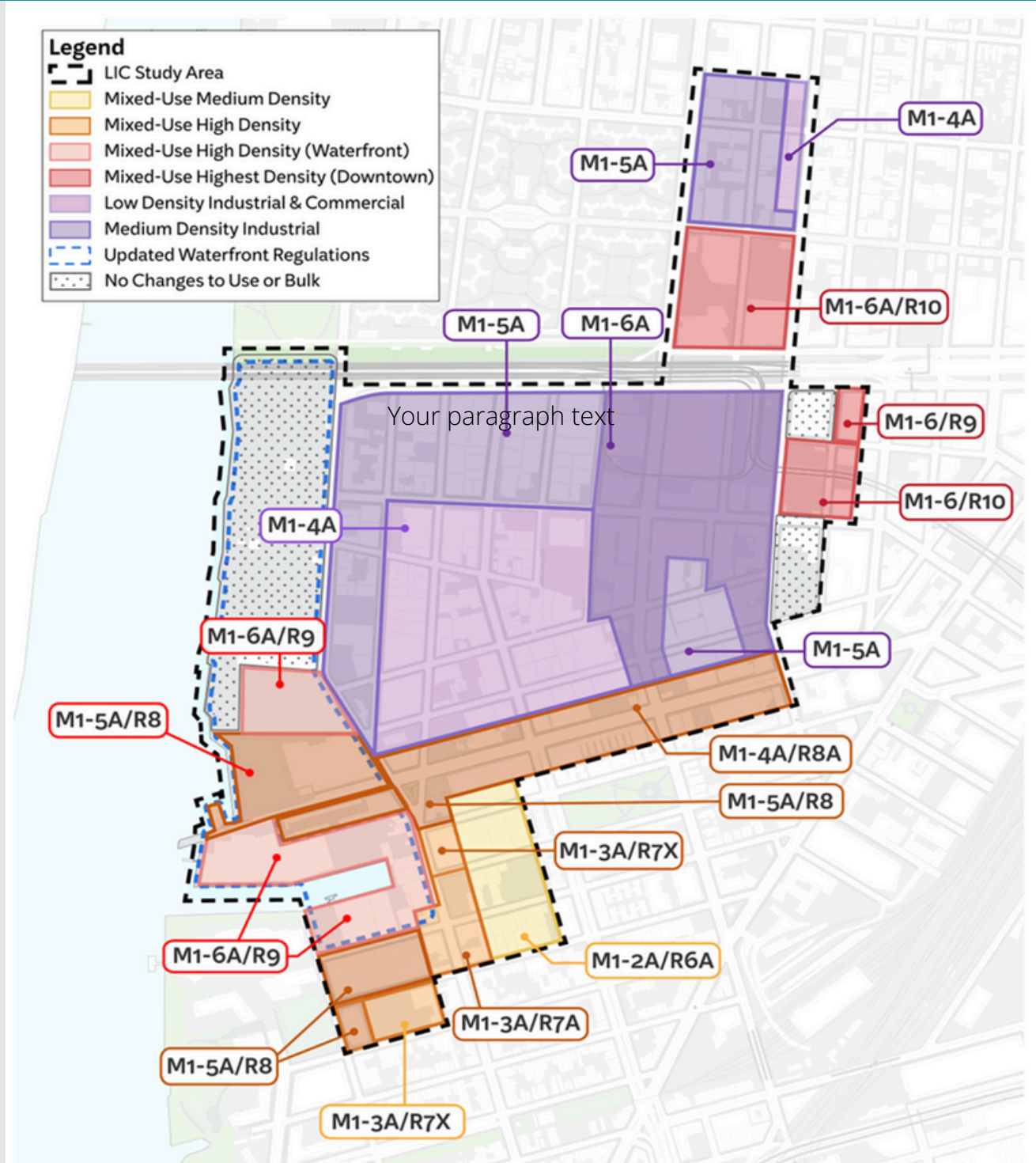
495

Big Borden Ave

Proposed Zoning Districts

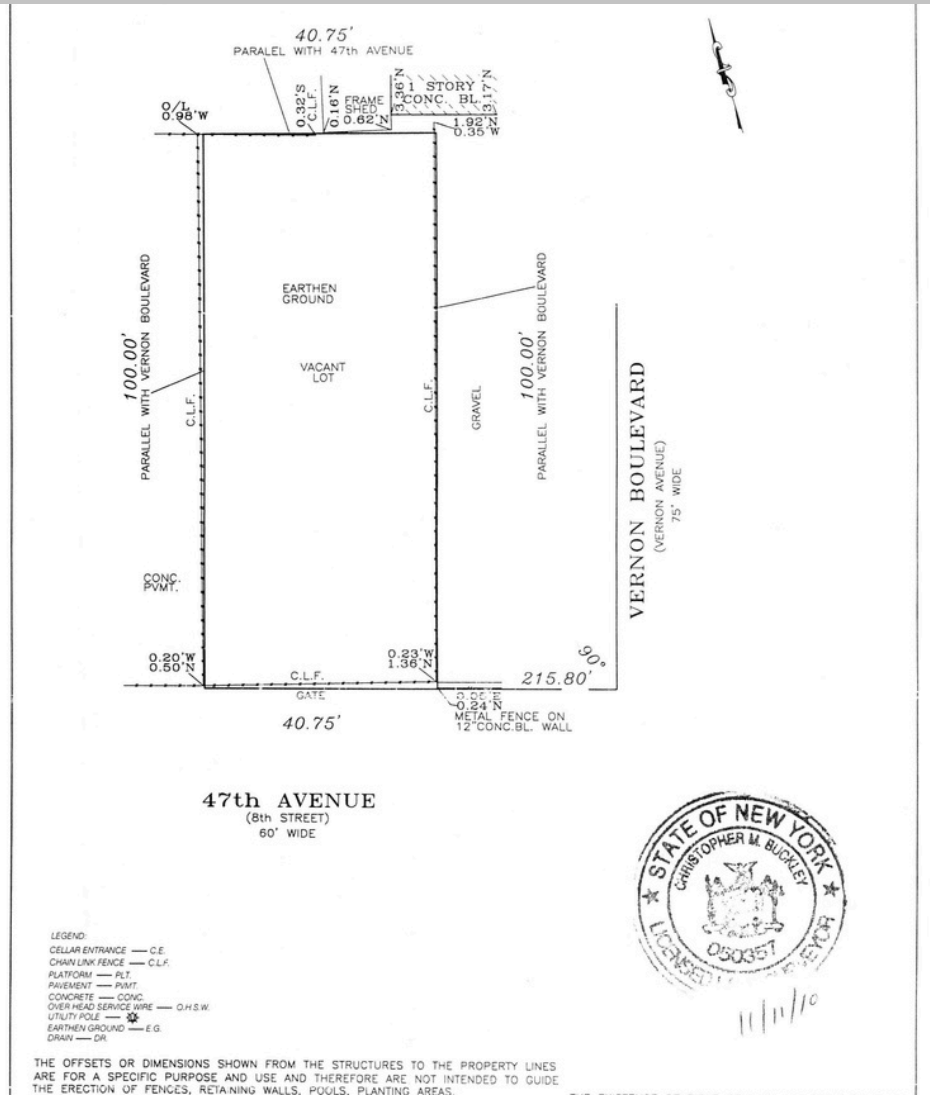
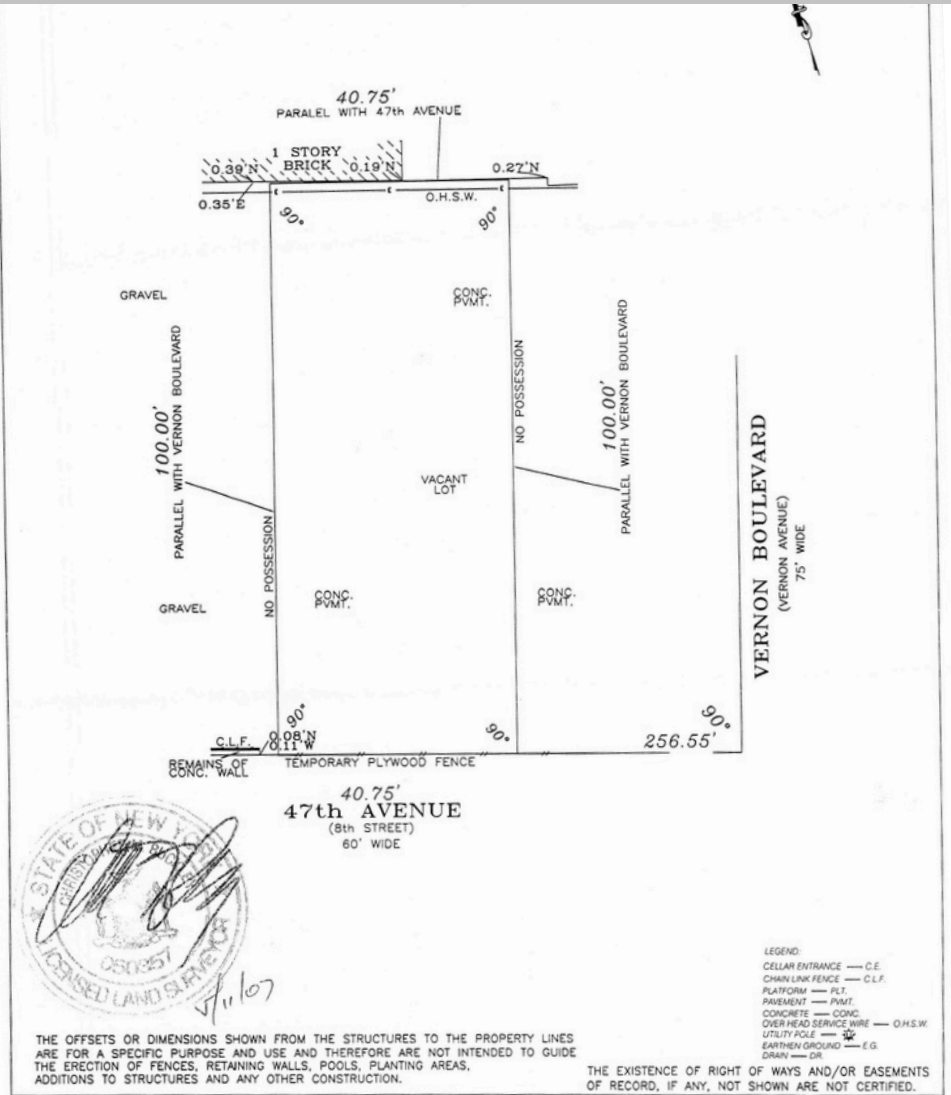
Legend

- LIC Study Area
- Mixed-Use Medium Density
- Mixed-Use High Density
- Mixed-Use High Density (Waterfront)
- Mixed-Use Highest Density (Downtown)
- Low Density Industrial & Commercial
- Medium Density Industrial
- Updated Waterfront Regulations
- No Changes to Use or Bulk



5-31 47th Ave

5-33 47th Ave



THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

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PRECISION SURVEYS
TITLE ARCHITECTURAL BOUNDARY CONSTRUCTION
 40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010
 Ph. (718)472-1571 • (516)488-1608

CHRISTOPHER M. BUCKLEY
 PROFESSIONAL LAND SURVEYOR

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CHRISTOPHER M. BUCKLEY
 PROFESSIONAL LAND SURVEYOR

SURVEY OF: Described Property
 LOCATED AT:
 5-31 47th Avenue
 Borough and County of Queens
 City and State of New York

TAX DESIG: Block 28, Lot 11

CERTIFIED TO:
 Antoni Restivo
 Stewart Title Insurance Company
 New York Settlement Abstract Inc.
 Intervest National Bank
 its successors and/or assigns

TITLE No.: NYS-070788
 DATE: March 5, 2007
 REV.1: May 11, 2007
 SCALE: 1"=20'

Job No. 19248
 Drawn By: AB

SURVEY OF: Described Property
 LOCATED AT:
 5-33 47th Avenue
 Borough and County of Queens
 City and State of New York

TAX DESIG: Block 28, Lot 10

CERTIFIED TO:
 First American Title Insurance Company
 5-33 Realty LLC

TITLE No.: 3001-323389
 DATE: November 11, 2010
 SCALE: 1"=20'

Job No. 27750
 Drawn By: BB

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