

MIXED-USE DEVELOPMENT LOT WITH APPROVED PLAN FOR SALE
ASKING PRICE \$2,180,000

18-35/39 COLLEGE POINT BLVD
COLLEGE POINT NY 11356



- Prime Location
- 5,000 SF Lot Size
- Approved Plan in Place
- Buildable 12,586 GSF
- mixed-use development Lot is shovel-ready
- Prime development Opportunity

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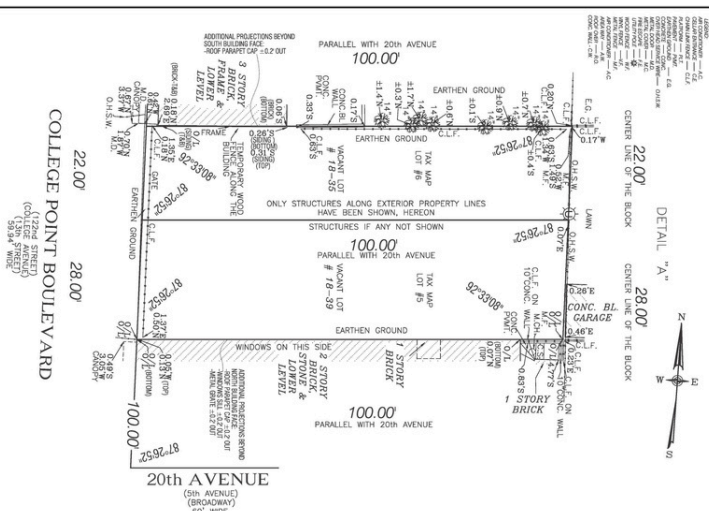


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Prime Development Opportunity

PRIME DEVELOPMENT OPPORTUNITY

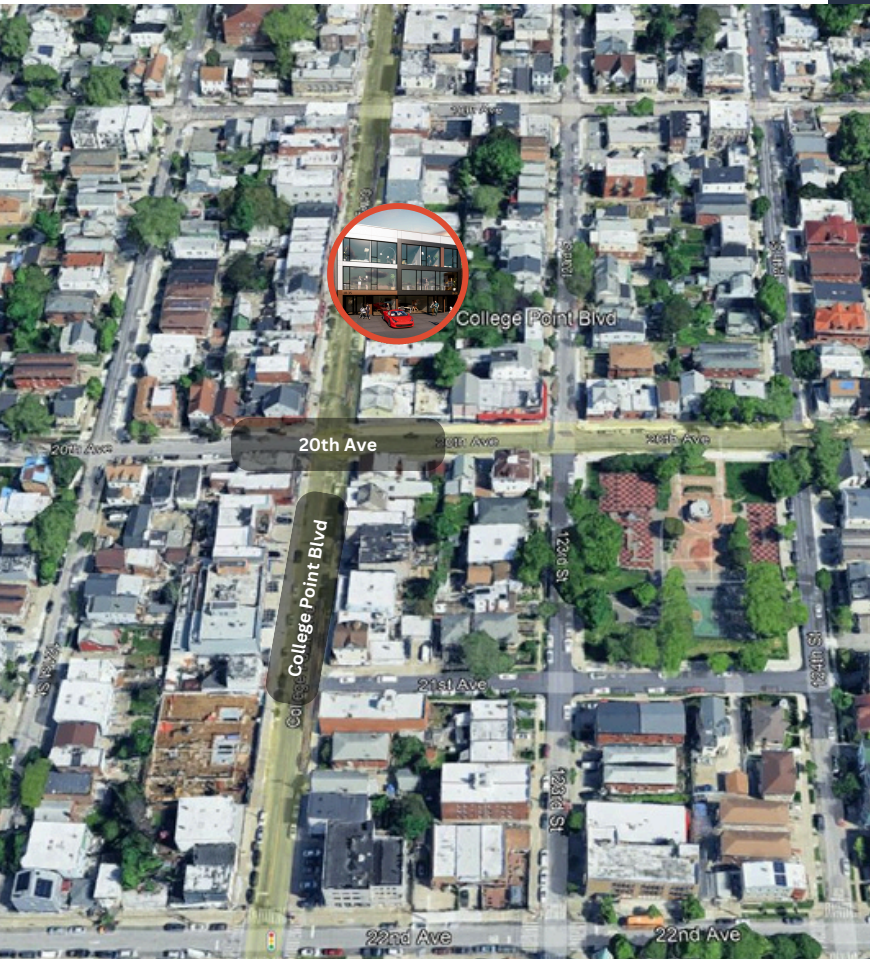
- SHOVEL-READY WITH APPROVED PLANS – START BUILDING IMMEDIATELY
- BUILDABLE 12,586 GSF
- SITUATED ON BUSTLING COLLEGE POINT BLVD, A CENTRAL CORRIDOR WITH HIGH VISIBILITY AND FOOT TRAFFIC
- SURROUNDED BY A MIX OF RESIDENTIAL, RETAIL, AND INDUSTRIAL DEVELOPMENTS, REFLECTING STRONG AREA DEMAND
- CLOSE PROXIMITY TO FLUSHING, MAJOR HIGHWAYS, PUBLIC TRANSPORTATION, AND COMMERCIAL HUBS
- A PRIME INVESTMENT IN A THRIVING NEIGHBORHOOD KNOWN FOR ITS DIVERSE COMMUNITY AND STEADY GROWTH



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College Point is a dynamic Queens neighborhood offering a blend of residential, commercial, and industrial spaces. Just minutes from Flushing and major highways, it boasts a central location, strong community, and growing development activity—making it a prime area for investment and growth.

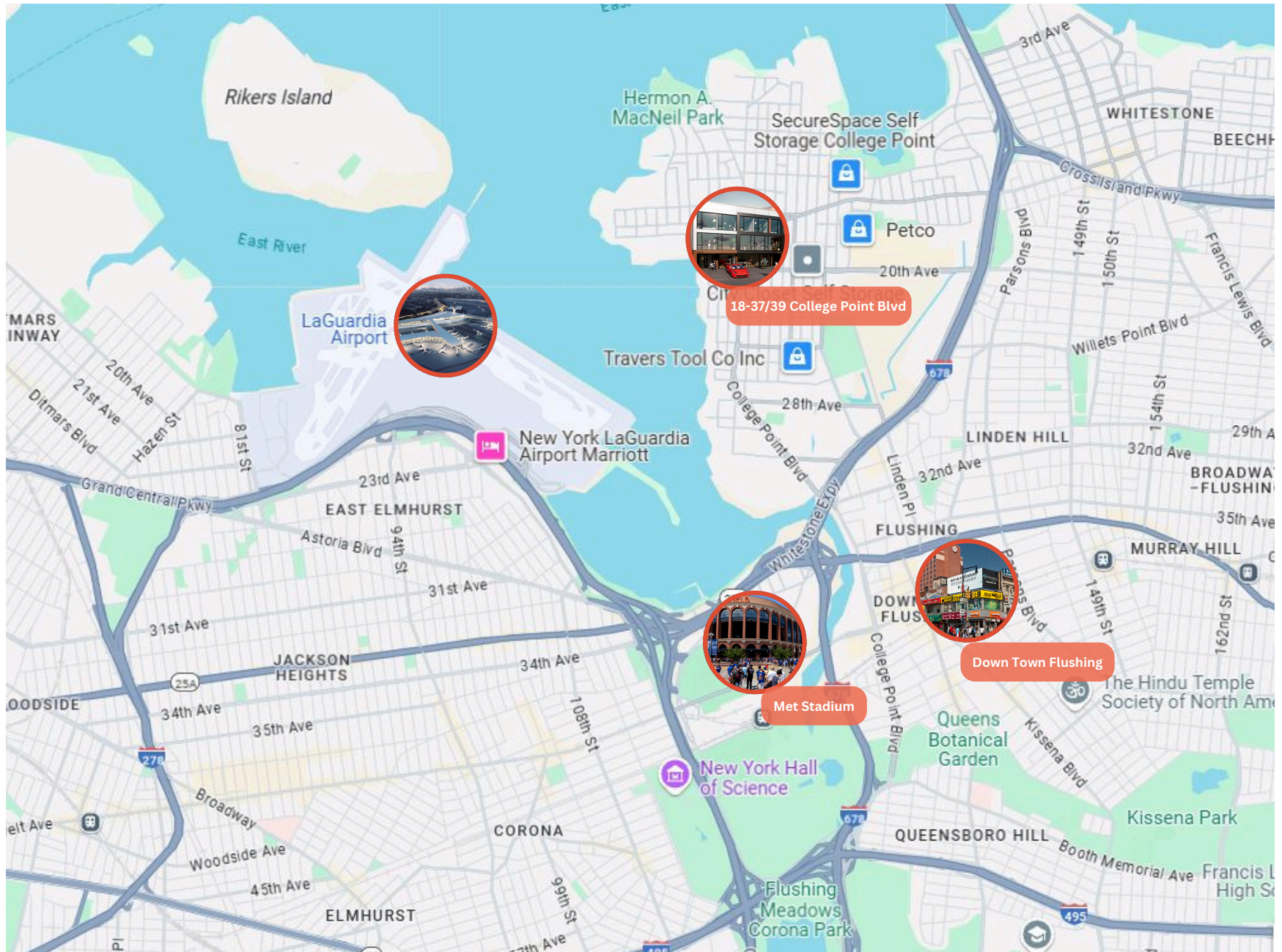


COLLEGE POINT – HIGH-DEMAND, HIGH-GROWTH AREA

- Located just minutes from Downtown Flushing, College Point is experiencing rising demand for mixed-use developments that serve both the growing residential population and expanding local businesses. With its high-density surroundings, strong transit access, and a shortage of modern retail and residential space, the area is ideal for new construction that meets today's urban lifestyle needs.
- This is a key opportunity to build in a neighborhood poised for continued growth, supported by its central location, diverse community, and proximity to one of Queens' busiest commercial districts.

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Prime Development Opportunity

PROPERTY DETAILS

Block /	4-4128-0005
Lot	4-4128-0006

Lot Size	5,000sf
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Lot Dimensions	50' x 100'
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Type	Vacant Lot
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Building GSF	12,586 sf
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Zoning	C1-3 / R5B
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Stories	3
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DOB Plans	Approved
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Units	4 Retail Stores 2 CF Office Space 2 Residential Units
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PLAN INFORMATION

Level	18-35	18-39
Cellar (Retail)	1,566 SF	1,160SF
First Floor (Retail)	1,521 SF	1,045 SF
Second Floor (CF)	1,536 SF	1,206 SF
Third Floor (Residential)	1,535 SF	1,206 SF





CONTACT EXCLUSIVE AGENTS FOR MORE INFORMATION

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