

92-26

Merrick Blvd.

Jamaica, Queens

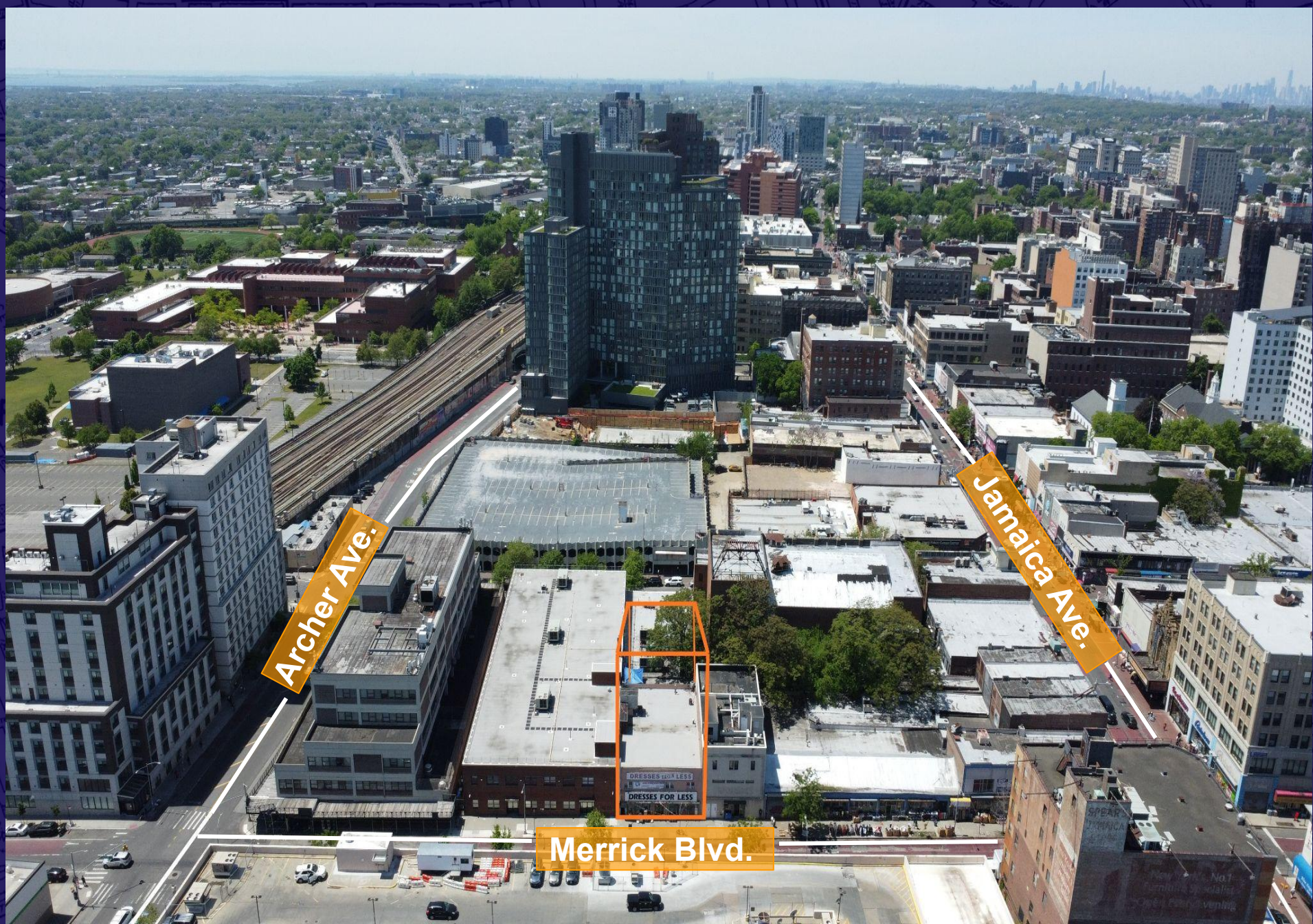


Up to **40,860** Buildable Sq Ft Site in Downtown Jamaica.
Available For Sale or Ground Lease

Presented By:

Christopher Daniels

Licensed Real Estate Broker

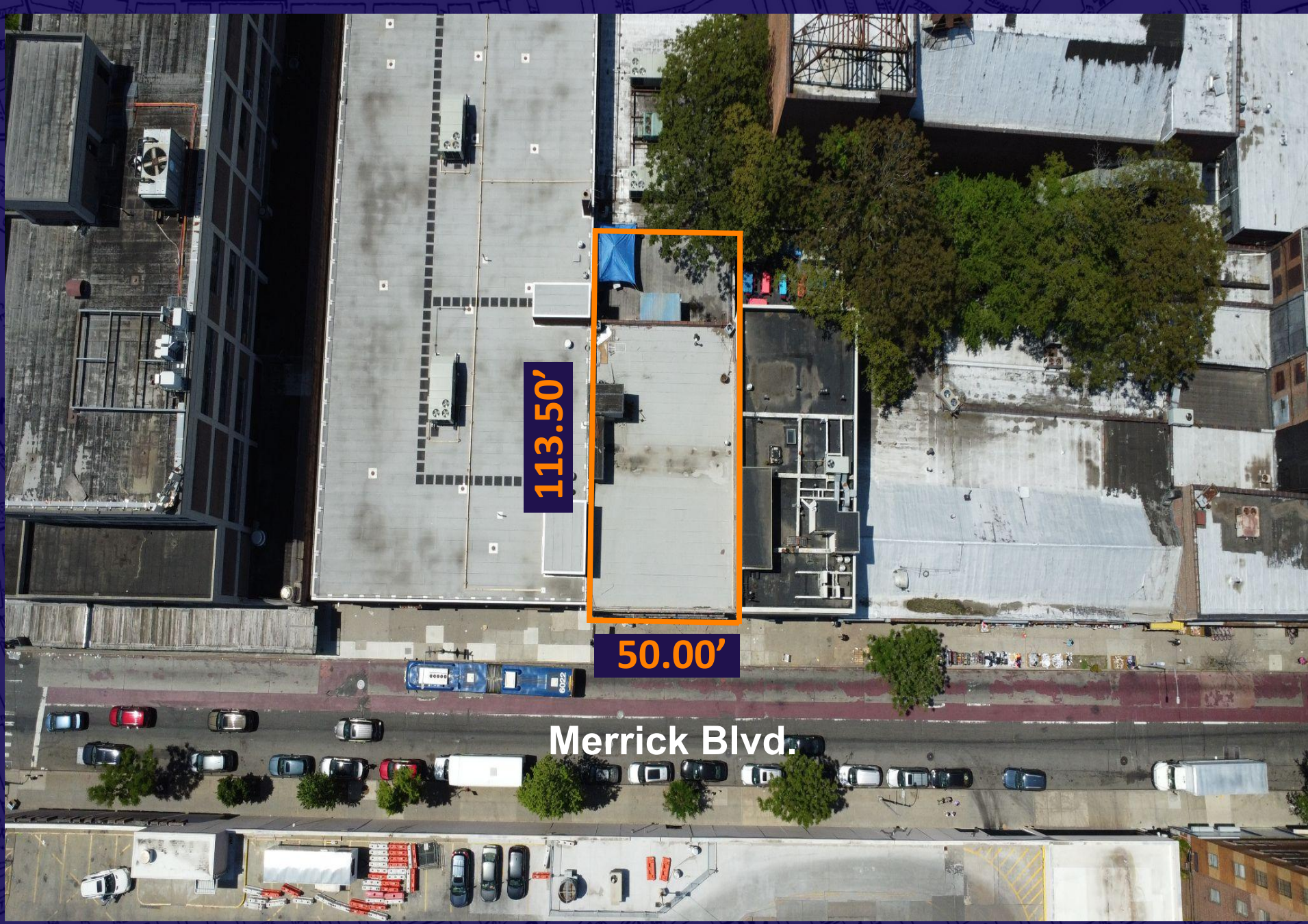


Archer Ave.

Jamaica Ave.

Merrick Blvd.





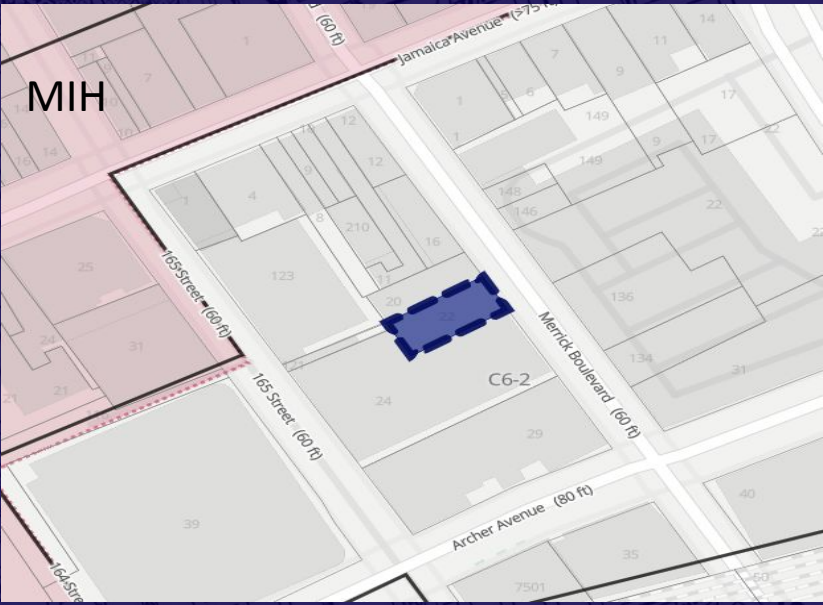
DEVELOPMENT HIGHLIGHTS



Lot Dimensions **50.00' X 113.50'**

Lot Size **5,675** sq ft

Zoning **C6-2 (R8)**
DJ, No MIH



Max **Residential**
Buildable (UAP) **40,860** sq ft

Max **Commercial**
Buildable **34,050** sq ft

Max **Community**
Facility
Buildable **36,887** sq ft

DEVELOPMENT **BONUSES** – Below are some bonuses / incentives the property may benefit from:



Opportunity Zone

Investing in an Opportunity Zone can improve project feasibility by reducing tax burdens and increasing long-term after-tax yield.

Bonus FAR- Fresh Zone



FRESH program provides a 1:1 residential floor area bonus for qualifying supermarkets, up to **20,000 SF** of additional buildable area.

Senior Housing



If qualifying senior housing is built, it will be **exempt from the dwelling unit factor**, allowing more units within the same FAR and significantly increasing revenue potential.

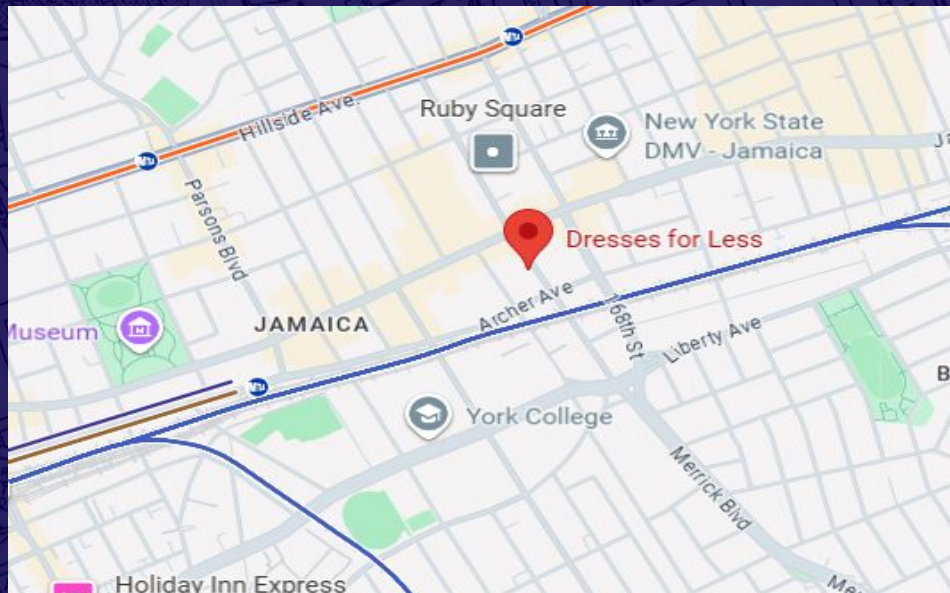
Jamaica Neighborhood Plan Investment



Over **\$400M** in public infrastructure investments have been allocated to enhance streets, transit access, utilities, and open space to support long-term growth and development in the area.

PROPERTY SUMMARY

92-26 Merrick Boulevard, Jamaica, Queens is a prime ground lease development opportunity featuring a 50' x 113' lot with 50 feet of frontage along Merrick Boulevard. Located outside of the MIH zone, the property offers up to approximately 41,000 buildable square feet, providing flexibility for a range of residential, commercial, community facility, and mixed-use development options. Close to the subway and LIRR, this transit-oriented site is well-positioned within one of Jamaica's active growth corridors and may be especially attractive to residential, medical, educational, and mixed-use developers seeking a long-term ground lease opportunity.



- 50' frontage on Merrick Blvd.
- Up to 40,860 Residential Buildable SF.
- NO MIH REQUIREMENTS.
- Blocks from the E, J, Z, F trains and LIRR.
- Can be delivered vacant; ideal for residential and mixed-use development.

PROPERTY INFORMATION

Address	92-26 Merrick Blvd
Neighborhood	Jamaica - Downtown MIH
Block/Lot	10155/22
Lot Dimensions	50'x113.5'
Lot Sq. Ft.	5,675
BUILDING INFORMATION	
Building Type	Commercial
Building Sq. Ft.	11,300
Total Units	2
TAX INFORMATION	
Assessed Value ('25-'26)	\$1,055,790
Gross Taxes ('25-'26)	\$114,532
ZONING / POTENTIAL DEVELOPMENT INFORMATION	
Zoning District	C6-2 (R8 equiv),DJ
Standard FAR:	6.02
Residential BSF:	34,164
Commercial FAR:	6.0
Commercial BSF:	34,050
UAP FAR:	7.20
UAP BSF:	40,860
Comm. Fac. FAR:	6.0
Comm. Fac. BSF:	36,887
Max Residential Units:	60
Max Height/Est. Stories:	250'/25

ASKING RENT
\$250,000/YR

NOTABLE PROJECTS

Completed



The Noble - Rental
81 Units- Completed 2024

Completed



The Crossing - Mixed Use
669 Units- Completed 2021

Completed



Hillside Tower - Mixed Use
521 Units- Completed 2024

Completed



The Monarch - Mixed Use
605 Units- Completed 2024

Planned



147-27 Archer Ave
Mixed Use- Rental
410 Units
Est.Completion TBD

Planned



The Arras- Rental & Condo
425 Total Units
353 Rental / 72 Condo
Est.Completion 2028

Planned



Archer II- Mixed Use- Rental
400 Units
Est.Completion 2028

92-26 Merrick Blvd.

CONTACT INFORMATION



Contact exclusive broker for additional details.



**CCD
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Solutions**

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