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Queens Blvd. Development Site with **200 Feet of Frontage.**

79,920 Residential Buildable Square Feet on a

Block Through Development Site.

139-43 Queens Blvd, Briarwood, NY 11435

Presented By:

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Licensed Real Estate Broker

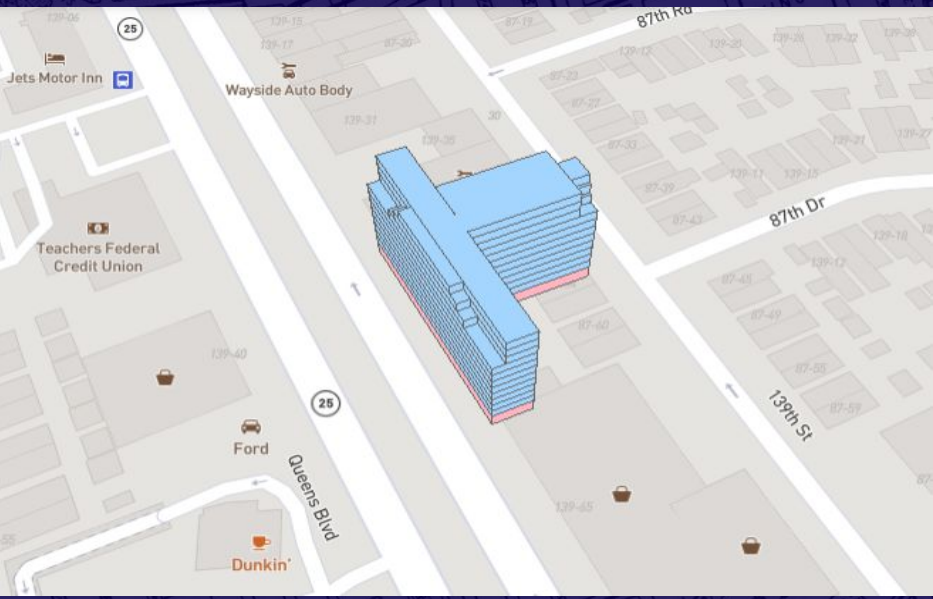
PROPERTY SUMMARY

A unique development opportunity located in the Briarwood section of Queens, NY. Featuring over 200 feet of prime frontage along Queens Boulevard.

C4-4D(R8A) will provide an “as of right” 79,920 residential buildable square feet, with potential for a through block development up to 117 units that could be divided between two buildings.

In addition to the increased density, the property’s inclusion within the Greater Transit Zone 2 removes all parking requirements, enhancing design flexibility and development efficiency.

Recent Phase I and II environmental reports have returned favorable results, confirming the site’s readiness for redevelopment. The properties can be delivered vacant at closing, offering a clean and shovel-ready opportunity for forward-thinking developers.



- Prime Briarwood Development Site – 200 feet of Queens Blvd. frontage in a high-visibility, transit-oriented location.
- **79,920 Residential Buildable Square Feet** as a block through site.
- Attractive pricing at **\$90 per buildable sqft.**
- **Transit & Parking Advantage** – Located in Greater Transit Zone 2, making all parking requirements optional, improving design and yield efficiency.
- **Shovel-Ready Opportunity** – Recent Phase I & II environmental reports show favorable results; deliverable vacant at closing.

PROPERTY INFORMATION



Address	139-43 Queens Blvd.		
Neighborhood	Briarwood		
Block/Lot	9626-55	9626-25	9626-26
Lot Dimensions	200 ft x 30 ft	25 ft x 100 ft	26 ft x 100 ft
Lot Sq. Ft.	6,000	2,500	2,600

BUILDING INFORMATION

Building Type	Auto Body/Collision or Auto Repair (G2)	Residential	Residential
Total Building Sq. Ft.	1,500	1,720	1,720

TAX INFORMATION

Assessed Value ('25-'26)	\$304,200	\$60,240	\$60,240
Gross Taxes ('25-'26)	28,554	\$7,813	\$7,878

ZONING / POTENTIAL DEVELOPMENT INFORMATION

Zoning District	C4-4D (R8A),DJ	C4-4D (R8A),DJ	C4-4D (R8A),DJ
Standard Residential Floor Area Ratio (FAR):	6.02	6.02	6.02
Standard Residential Buildable Sq. Ft.	36,120	15,050	15,652
Commercial Floor Area Ratio (FAR):	3.40	3.40	3.40
Commercial Buildable Sq. Ft.	20,400	8,500	8,840
Mandatory Inclusionary Housing (MIH) FAR:	7.20	7.20	7.20
MIH Residential Buildable Sq. Ft.	43,200	18,000	18,720
Community facility FAR:	6.50	6.50	6.50
Community Facility Buildable Sq. Ft.	39,000	16,250	16,900
Max Residential Buildable Sq Ft.	43,200	18,000	18,720
Max Allowable Residential Units:	63	26	27
Max Height/Est. Stories:	145' / 14	145' / 14	145' / 14
Parking Requirement:	0%	0%	0%

139-43 Queens Blvd.



Summary:

The properties combined will yield up to **79,920 Residential Buildable Sq Ft.** ,up to 117 residential units and a building(s) up to 145' or about 14-15 stories.

139-43 Queens Blvd has had recent Phase I and II reports that have shown favorable results, the other two properties to the rear have not had any environmental testing but the residential use should also yield favorable results.

All properties can be delivered vacant at closing.

**Pricing is offered at \$90 Per Buildable Sq Ft.
\$7,200,000.**

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