

TRI STATE COMMERCIAL®

FOR SALE

CORNER DEVELOPMENT SITE WITH EXISTING AUTO BODY
APPROXIMATELY 15K BUILDABLE SF

20-14 Cornaga Avenue

Queens, NY 11691

Between Beach 20th Street & Beach 21st Street

\$799,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

20-14 Cornaga Avenue offers a prime corner development opportunity in the heart of Far Rockaway, Queens. Delivered completely vacant, this site provides exceptional flexibility for builders or investors seeking to capitalize on a rapidly evolving neighborhood. Positioned on a prominent corner near the Nassau Expressway, the property benefits from excellent visibility, strong accessibility, and high traffic, making it an ideal location for a wide range of commercial or mixed-use development projects.

LOCATION OVERVIEW

Ideally positioned between Beach 20th Street and Beach 21st Street, 20-14 Cornaga Avenue sits in the center of Far Rockaway, a rapidly developing neighborhood on the eastern edge of Queens. The property benefits from strong visibility along Cornaga Avenue, a key commercial corridor lined with retail shops, local services, and community facilities. Located just steps from the Far Rockaway-Mott Avenue subway station, the site offers convenient access to the A train, providing direct connectivity to the rest of Queens and Brooklyn. Surrounded by a dense residential population and ongoing revitalization efforts, the area continues to attract new development, making this location a compelling destination for commercial tenants, builders, and long-term investors alike.

Address	20-14 Cornaga Avenue, Far Rockaway, NY 11691
Location	Beach 20th Street & Beach 21st Street
Block/Lot	15704 / 6
Zoning	R6 / C2-4 (MIH)
Lot Dimensions	44 FT x 90 FT
Lot Size	3,997 SF
Building Dimensions	20 FT x 70 FT
Building Size	1,400 SF
Building Class	G2
Delivered	Vacant
Tax Class	1
Taxes (25/26)	\$7,661



\$799,000

Offered At

1,400 SF

Building Size

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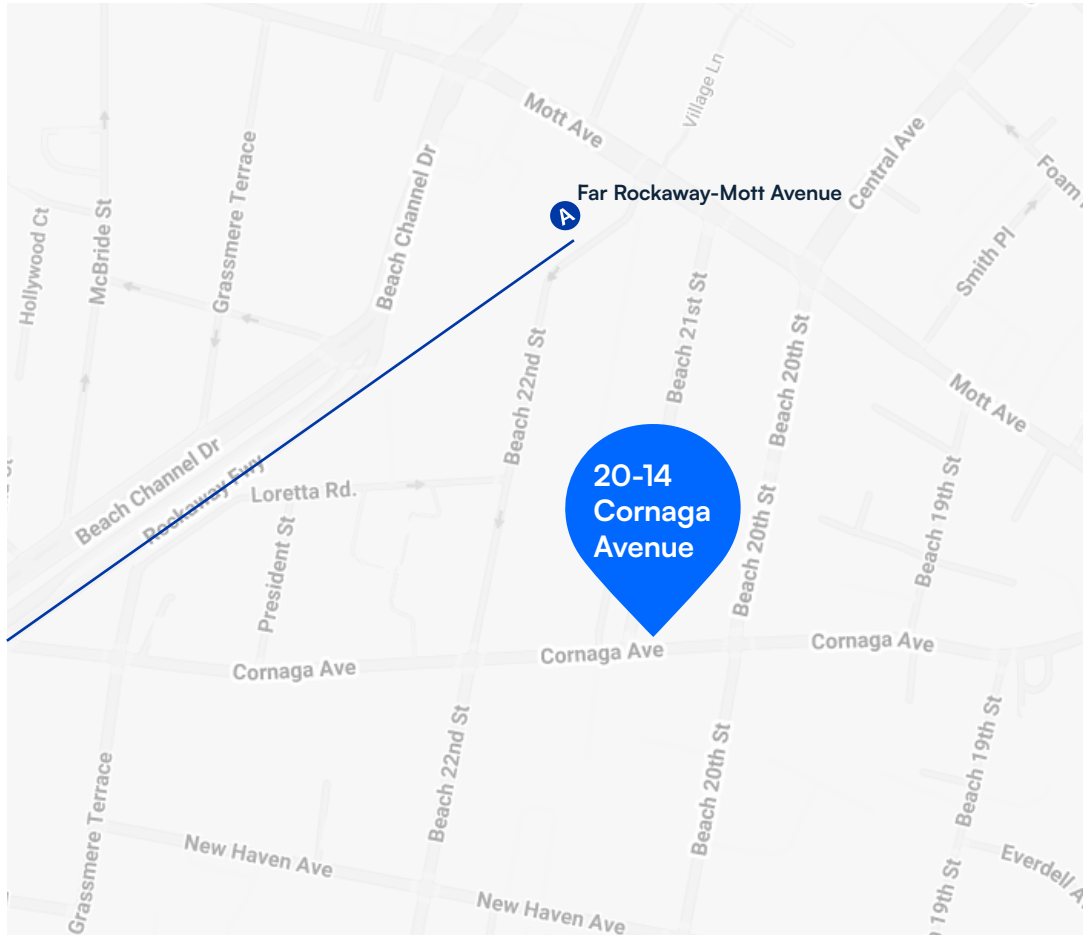
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TRANSPORTATION AND TAX MAP

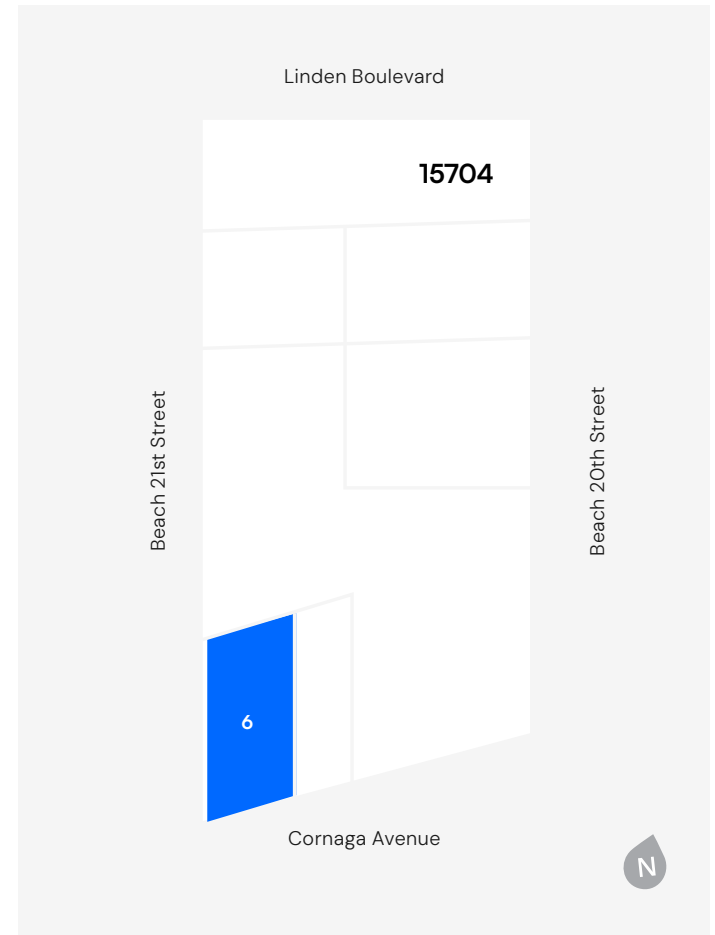
NEAREST TRANSIT

A Train at Far Rockaway – Mott Avenue

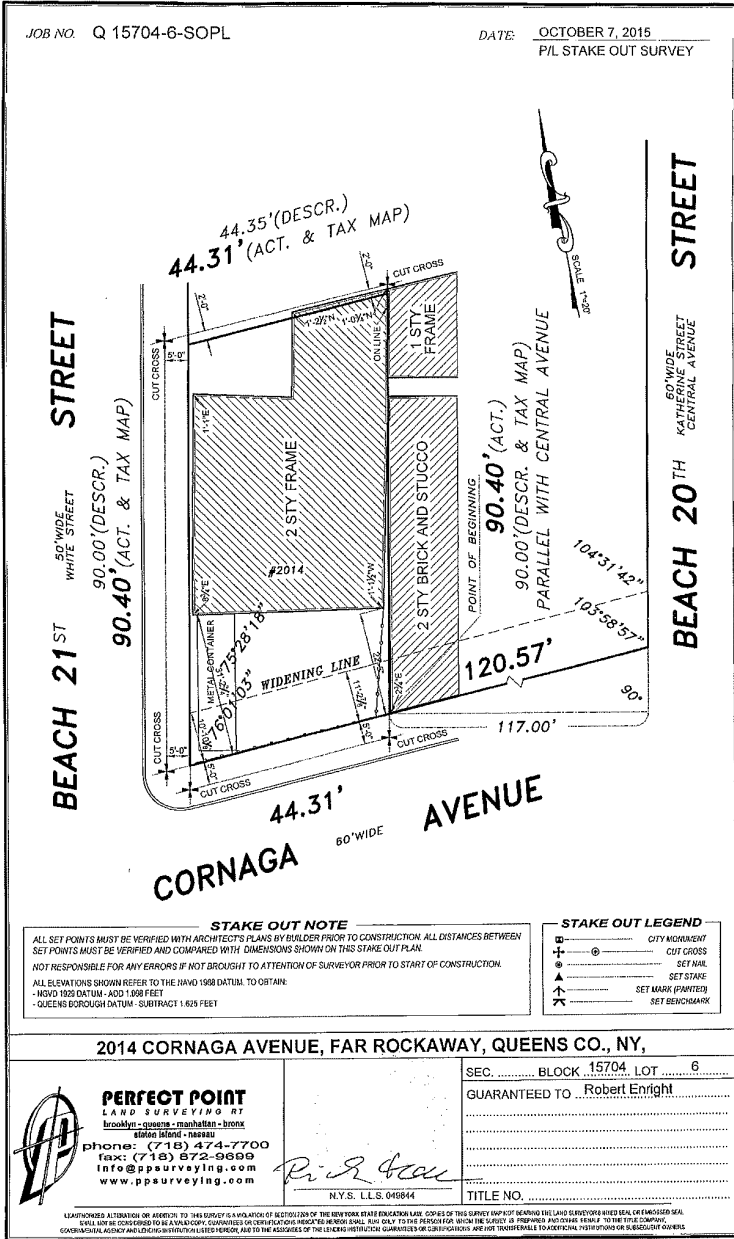
QM17 Q22 n31 n33 n32 Q114 Q113 Bus Lines



TAX MAP



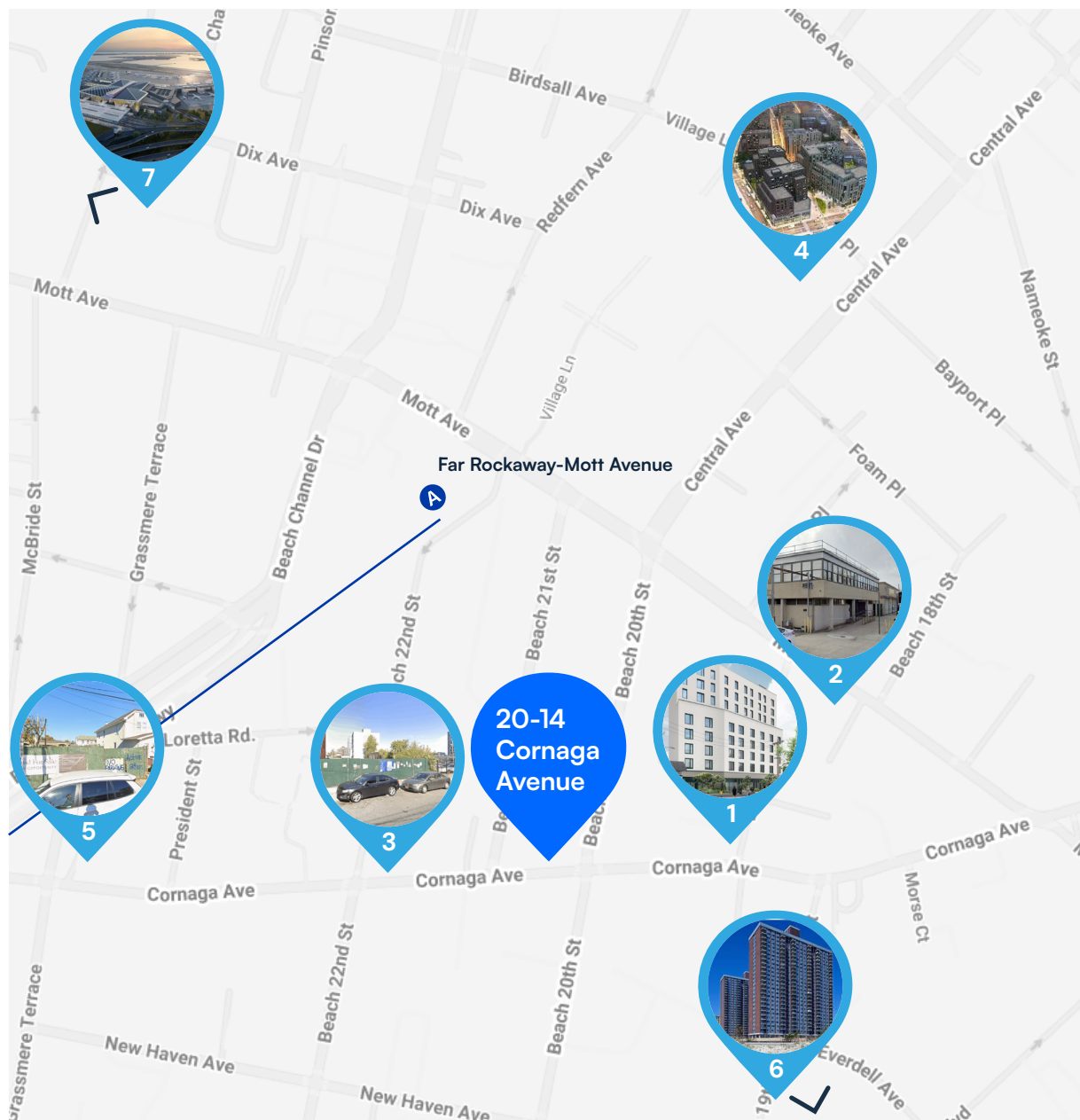
SURVEY



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DEVELOPMENTS IN THE AREA



- 1. 19–19 Cornaga Avenue:**
A 92-unit affordable and supportive housing project is under construction as of 2025.
- 2. 18–15 Cornaga Avenue:**
The project will deliver ~77,628 sq ft total: ~62,947 sq ft residential, ~8,866 sq ft commercial
- 3. 21–12 Cornaga Avenue:**
Mixed-Use Building Permits on Cornaga Avenue. These new buildings suggest a wave of denser, mixed-use redevelopment along Cornaga Avenue, especially close to the subway station
- 4. 1605 Village Lane:**
Affordable housing (Rockaway Village master plan — multi-phase)
- 5. 22–60 Cornaga Avenue:**
New building permit filed / two-story, two-unit building (permit record from mid-2025)
- 6. 125 Beach 17th Street**
In 2025, a developer acquired the large Ocean Park beachfront complex (125 Beach 17th St.), securing 602 units and putting them under rent stabilization.
- 7. Far Rockaway / southern Queens has several ongoing planning/transportation and redevelopment efforts** (e.g., JFK area redevelopment and local corridor/park visions) that influence regional investment sentiment and infrastructure.

New construction on Cornaga Avenue itself is underway/planned, which suggests rising development interest right near your area of interest — potentially good for retail, medical, or mixed-use leasing demand.



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

FAR ROCKAWAY

Known for its coastal character and strong community identity, Far Rockaway offers a unique blend of neighborhood resilience, cultural diversity, and urban convenience. Cornaga Avenue serves as one of the area's key commercial corridors, lined with local restaurants, small retailers, service providers, and community-focused institutions that reflect the neighborhood's lively and evolving atmosphere. With close proximity to the Far Rockaway–Mott Avenue subway station and steady pedestrian activity, the area provides an accessible and welcoming environment for residents, visitors, and businesses alike. Long appreciated for its shoreline access, transportation connectivity, and ongoing revitalization efforts, Far Rockaway continues to attract families, developers, and entrepreneurs seeking opportunity within a dynamic seaside neighborhood.

POINTS OF INTEREST

- Rockaway Beach
- Far Rockaway–Mott Avenue Station
- Rockaway Ferry Terminal
- Rockaway Community Park
- St. John's Episcopal Hospital

DEMOGRAPHICS

Within a one-mile radius of the property

19,453

Total Households

59,725

People

\$94,565

Avg Household Income

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Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.