

FOR SALE: 139-40 Hillside Ave, Jamaica, NY 11435

PRIME DEVELOPMENT SITE IN THE HEART OF JAMAICA

Current Zoning: R6A / C4-4A Equivalent
Proposed Zoning (Post-JNP): C4-4D (JNP North Core)
Lot Size: 10,500 SF (100' x 105')
Current Max FAR: ~4.6
Future Max FAR (Post-JNP): 7.2

DEVELOPMENT HIGHLIGHTS

- **TOD Location:** 1 block to Sutphin-Archer Transit Hub (LIRR, E/J/Z subway)
 - **Current Buildable SF:** ~45,000 SF (under R6A)
 - **Post-JNP Buildable SF:** ~85,000–90,000 SF (C4-4D w/ MIH)
 - **Proposed Height Limit:** 145'150 ft (~14 stories)
 - **Eligible for HPD, 485-x, LIHTC**
 - **Ideal for:** Mixed-use, Affordable Housing, or Institutional Rental
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PRICING STRATEGY

Timing	Zoning	BSF	Price Ask	Price/BSF
Now (Pre-JNP)	R6A	~45,000	\$18,000,000	~\$400/BSF
Post-JNP (Q4 2025)	C4-4D	~85,000	\$20,000,000–\$22,000,000	~\$235–\$260/BSF

VALUE PROPOSITION

- Positioned in Jamaica’s future **zoning and infrastructure investment core**
 - One of the few **mid-block parcels** with full 100’ street frontage
 - **In-place ownership** can deliver clean title and quick close
 - Strong support from **local leadership for JNP** expected to pass by **Q4 2025**
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LOCATION SNAPSHOT

- **Address:** 139-40 Hillside Ave, Jamaica, NY 11435
 - **Transit:** 2 min walk to E/J/Z/Subway + LIRR
 - **Air:** Direct JFK Access via AirTrain
 - **Zoning Context:** Jamaica North Core, within Downtown Jamaica BID
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Contact for Offering Memorandum, and Site Visit:

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 **Jamaica Neighborhood Plan = Growth. Scale. Equity.** Get in now before the rezoning final vote!