

# 172-12 Linden Blvd. Jamaica, New York 11434

**Prime Corner Location- Mixed-Use Property**  
**Asking \$1,195,000 NYC has just Approved**  
**Jamaica Neighborhood Plan.**  
**Largest Neighborhood Plan in Two Decades**



## Property Highlights

**New Zoning Allows for  
Increased FAR - R7**

**Ove \$413 Million in New  
Community Investments**

**Current Configuration – One  
Retail & 1 Two Bedroom and 1  
One Bedroom Apartment Units**

**Property Well Maintained**

**Excellent Location**

**Potential to Deliver with a new  
Long- Term Office Lease and  
Guaranteed by New York City  
(Assembly Woman is Current  
Tenant)**

**<https://council.nyc.gov/press/2025/10/09/2986/> This is Link  
to Complete Press Release - See  
Attached Press Release**

### Exclusive Broker

**Richard A. Diller, Associate Broker** ✉ [rdiller@crrli.net](mailto:rdiller@crrli.net) ☎  
**516.639.0021**

**Charles Rutenberg Realty, Inc. Commercial Brokerage & Advisory Services**





172-12 Linden Blvd. – Subject Part of Very Prosperous Retail Center.







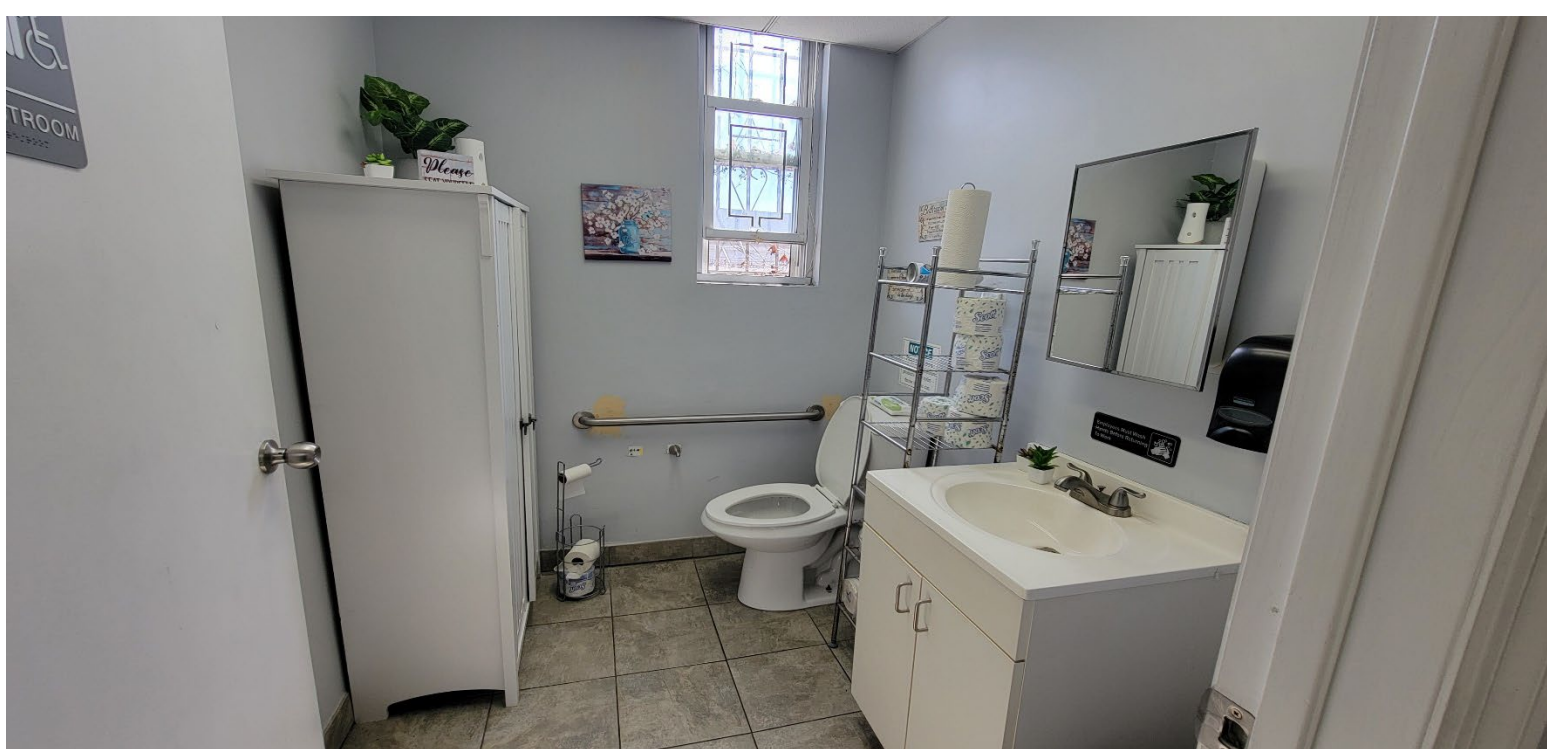


Subject Property







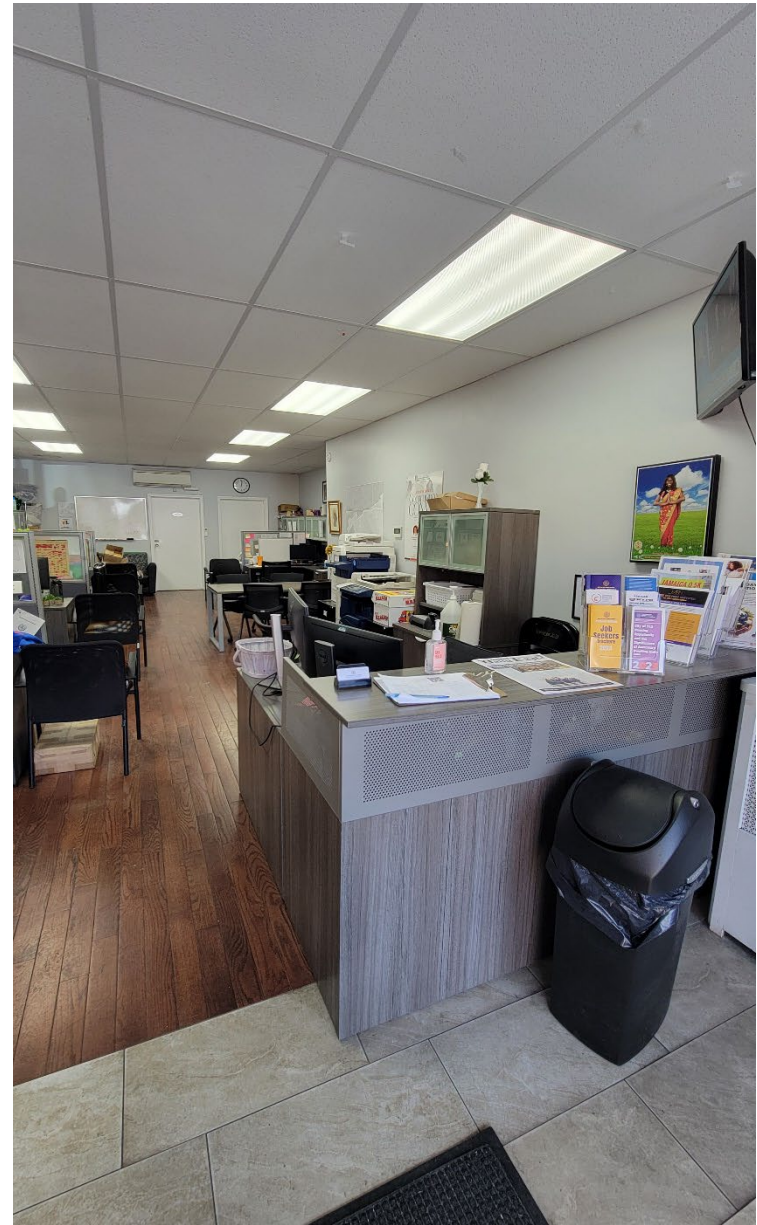






Major Grocery Store Seconds Away





Modern Interior Offices





Newer Systems including Electric Panel





Pharmacy Seconds Away





St. Albans Church Across Street



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Leasing and  
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**Broker since 1989**