



**LANDAIR
PROPERTY
ADVISORS**

LIC Corner Development Site 9,600 Buildable Sq. Ft. As-Of-Right

39-49 29th Street, Long Island City, NY 11101

Presented By:

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Property Advisors is pleased to present an exceptional development opportunity located at 39-49 29th Street, Long Island City, NY 11101. This prime corner-site offering totals 3,200 sq. ft. with lot dimensions of 39 ft x 101 ft.

The property is zoned M1-2/R5D, LIC within the Dutch Kills Special District, allowing for a 6,400 sq. ft. residential development plus an additional 3,200 sq. ft. of ground-floor commercial space—a valuable advantage provided by the special zoning regulations.

Currently improved by a 2,931 sq. ft. building, the site will be delivered vacant, offering maximum flexibility for redevelopment.

The Dutch Kills market remains stable and increasingly attractive to developers, supported by steady demand for residential product and growing interest in mixed-use projects in the area.

PROPERTY HIGHLIGHTS

- **Site Size:** 3,200 sq. ft. corner lot
- **Dimensions:** 39 ft x 101 ft
- **Zoning:** M1-2/R5D allowing 6,400 sq. ft. residential
- **Special Zoning:** +3,200 sq. ft. ground-floor commercial
- **Existing Building:** 2,931 sq. ft., delivered vacant



OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	3,200
Zoning District	M1-2/R5D, LIC
Residential BSF:	6,400
Commercial BSF:	3,200
Total BSF:	9,600
Price Per Buildable S.F. (Mixed-Use)	\$270
Corner/Midblock:	Corner
Street Frontage:	39.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

Address	39-49 29th St
Area	Dutch Kills
Block/Lot	00399-0001
Lot Dimensions	39 ft x 101 ft
Lot Sq. Ft.	3,200

BUILDING INFORMATION

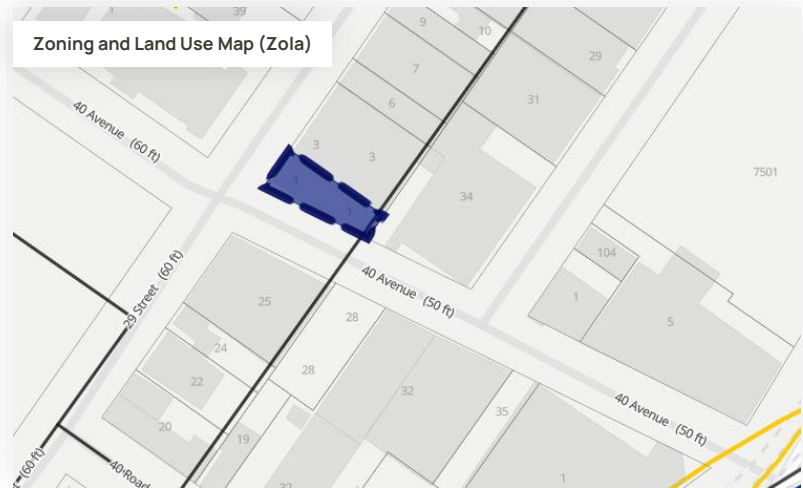
Building Type	Commercial
Building Sq. Ft.	2,931
Total Units	1

NYC FINANCIAL INFORMATION

Assessed Value	\$260,460
Tax Rate	10.848%
Gross Taxes	\$28,255

ZONING INFORMATION

Zoning District	M1-2/R5D, LIC
Base Floor Area Ratio (FAR)	2.0
Residential Buildable Sq. Ft.	6,400
Commercial FAR	1.0
Commercial Buildable Sq. Ft.	3,200
Inclusionary FAR	2.0 (as per UAP)
Inclusionary Buildable Sq. Ft.	6,400
Community Facility FAR	2.0
Community Facility Buildable Sq. Ft.	6,400
Industrial FAR	2.0
Industrial Buildable Sq. Ft.	6,400









ADVISORY TEAM



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