

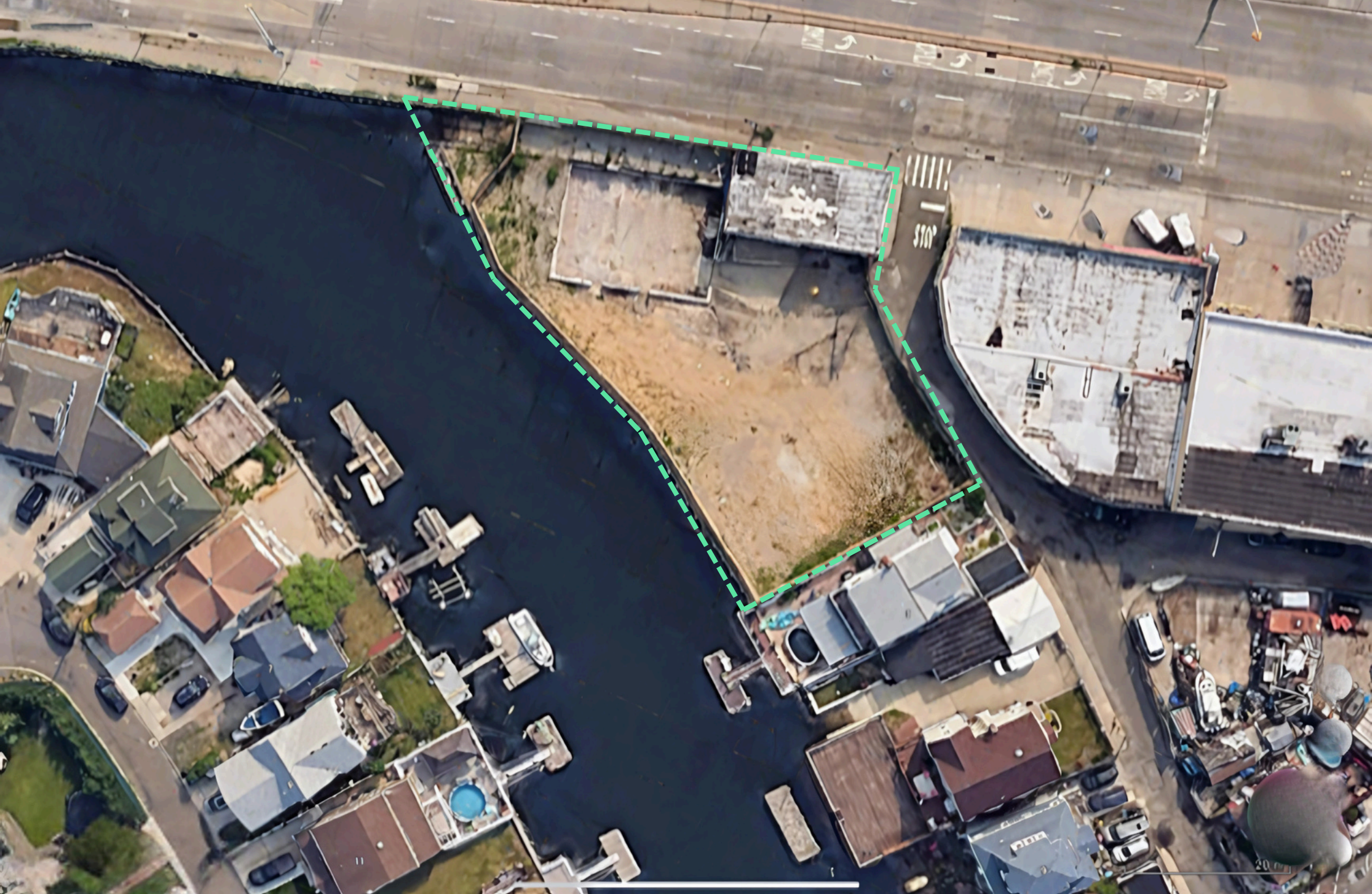
FOR SALE

Exclusive Development Opportunity
Offered At **\$5,000,000**



25102 Rockaway Blvd
Rosedale, NY 11422





PROPERTY OVERVIEW*

OFFERED AT: \$5,000,000

ADDRESS:

25102 Rockaway Blvd

Rosedale, NY 11422

BUILDING SIZE: +/- 1800 SF

LOT SIZE: +/- 21,474 SF

BLOCK/LOT: 13921/ 59,60,63

**MAX BUILDABLE: +/- 20,000 SF and up to
50 FT of building height**

(PLANS ALREADY APPROVED!)

ZONING: M1-1

APN/PARCEL ID: 13921-0063

PROPOSED USE: Commercial, Retail, General
Freestanding, Hold for Investment, Hotel, Parking
Lot, Strip Center, Warehouse

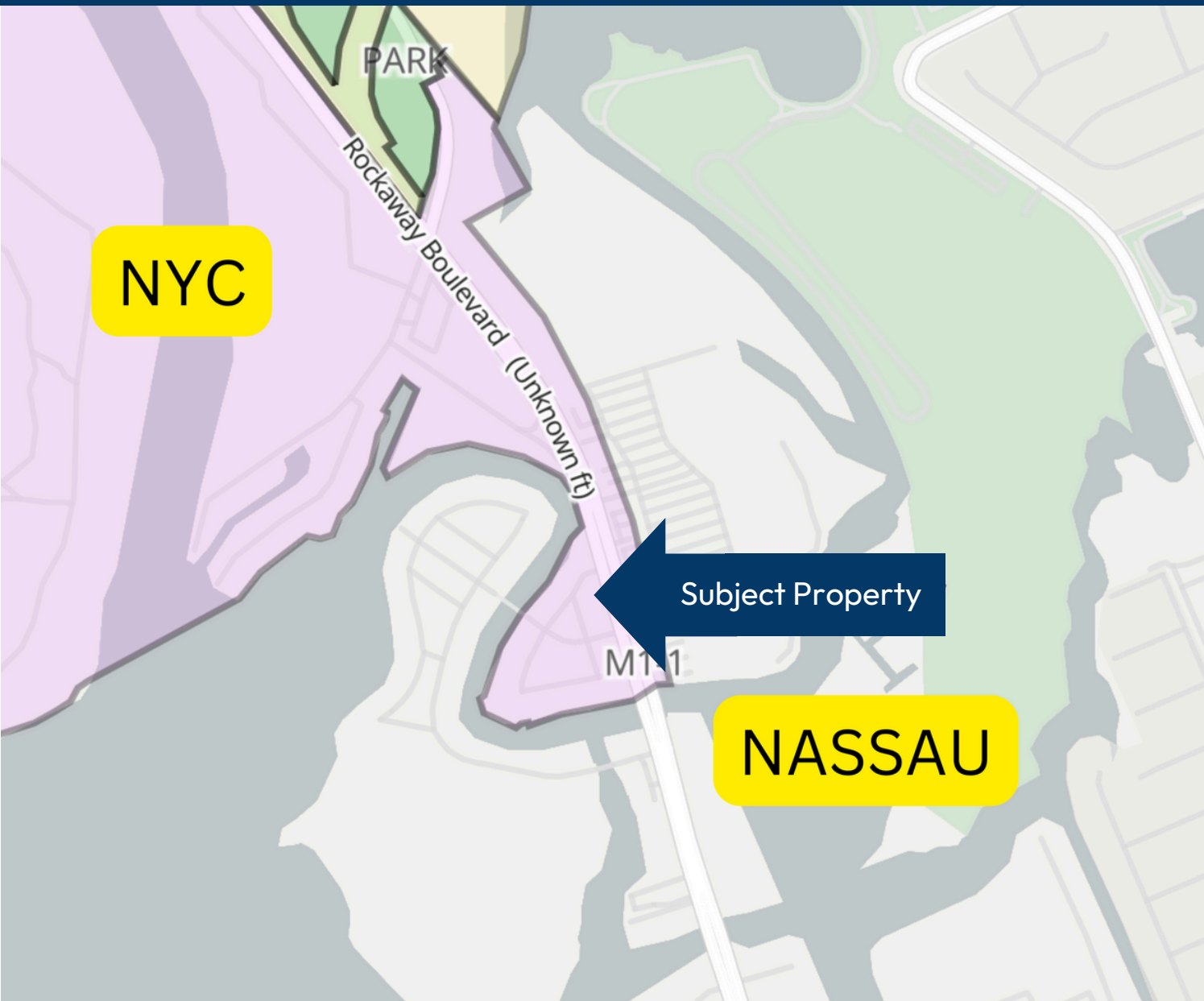
Highlights:

- 68,000 average vehicles per day
- Prime development site
- Approved for construction for advertising billboard
- 1800+ SF existing retail building
- 2 miles from JFK Airport
- 147 feet of frontage on Rockaway Blvd.
- Waterfront property with 100+ feet of bulkhead
- Opposite Five Towns Plaza-Regional Shopping Center

NEARBY MERCHANTS



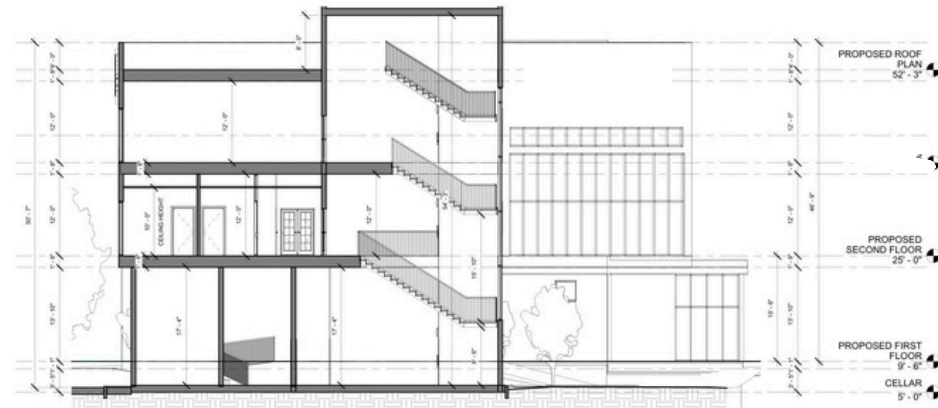
BILLBOARD PERMIT



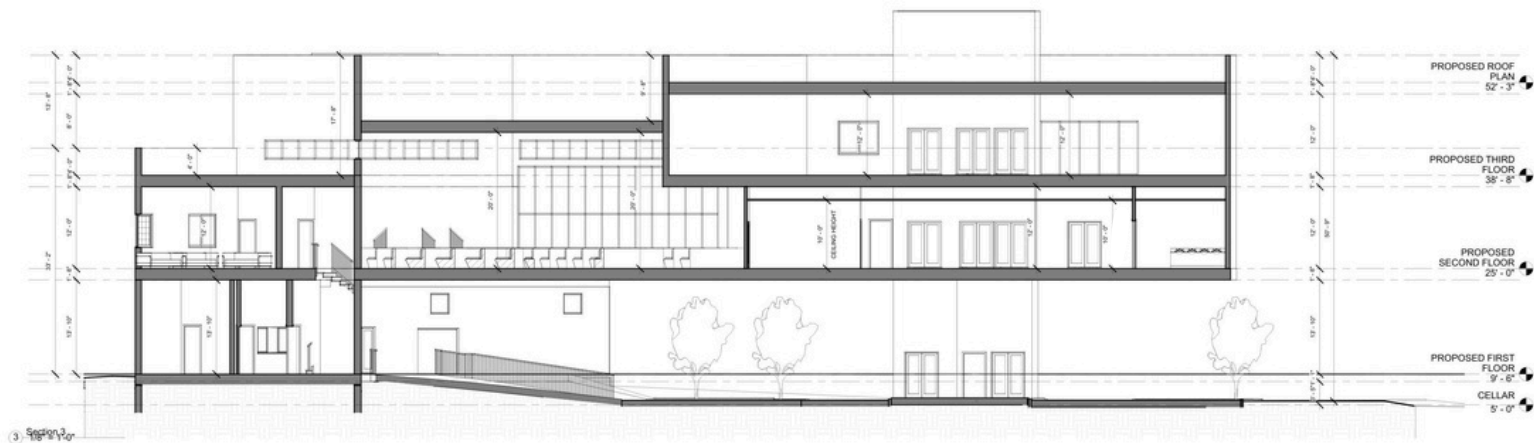
The property sits right on the line separating New York City from Nassau County. While Nassau County has zoning regulations that forbid billboards, the property's location within New York City allows for them, greatly increasing its value. This creates a unique opportunity, as building a billboard is not feasible just beyond the border in Nassau.

Please refer to this map for the boundary between Nassau and NYC.

SAMPLE PLANS (Funeral Home)

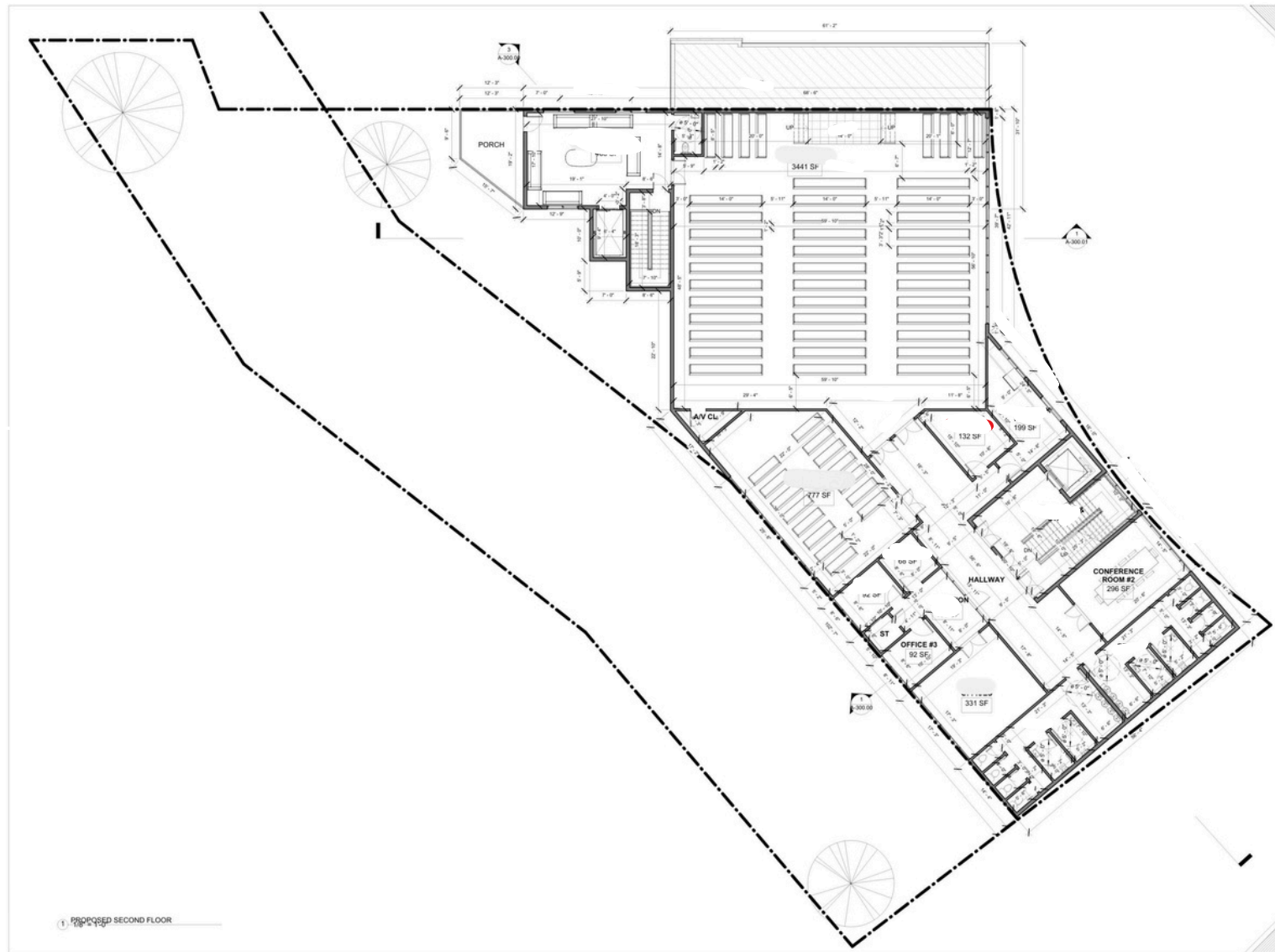


1 Section 1



2 Section 2

SAMPLE PLANS (Funeral Home)



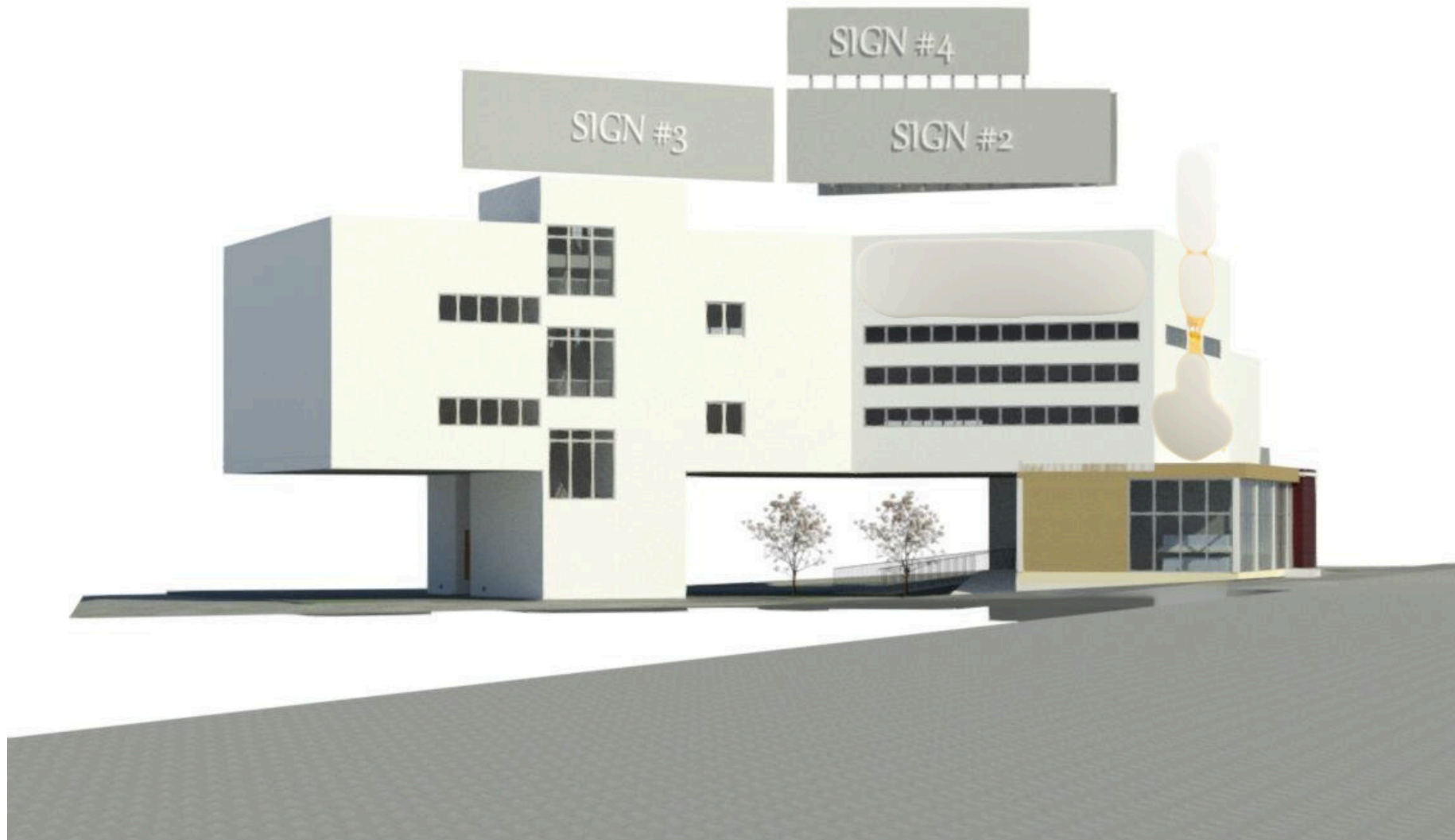
3D RENDERINGS



3D RENDERDINGS WITH BILLBOARDS



3D RENDERDINGS WITH BILLBOARDS



ADDITIONAL PHOTOS

















Presented by:

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FOR MORE INFORMATION, PLEASE CALL/TEXT

732.707.1163

The investment opportunity is available on an “as-is, where-is” basis, without any representations or warranties, and is exclusively for select investors who are registered through a signed Confidentiality Agreement. Preference will be given to investment offers that demonstrate thorough underwriting and have minimal or no due diligence requirements or other closing conditions. Investors must be ready to disclose their funding sources and any necessary approval processes to complete the transaction. COMMUNICATION: All inquiries, communications, and requests should be directed solely to SMUV Consulting. Under no circumstances should prospective purchasers reach out to any employee, consultant, or tenant regarding the offering without the prior written consent of the Owner or SMUV Consulting. Any unauthorized contact will lead to disqualification from consideration for purchasing the property. TRANSACTION COSTS: Each prospective purchaser will be responsible for all costs and expenses, including legal fees, related to their inspection and due diligence efforts concerning the Property Documents, which are available upon request.