

PRIME DEVELOPMENT OPPORTUNITY AT THE CORNER OF HILLSIDE AVE & MERRICK BLVD, JAMAICA



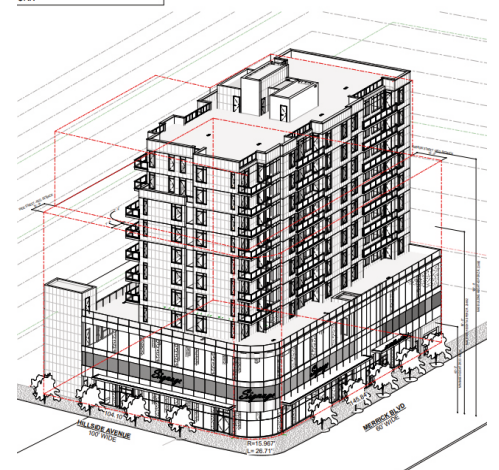
Asking Price: \$23,000,000

166-10 Hillside Avenue | Jamaica, NY 11432

Seize this exceptional opportunity to transform a prime corner lot into a landmark development in the vibrant heart of Jamaica, Queens. Expansive 154FTx119FT lot with R6A, C4-5X, DJ zoning, comes with an approved plan for an impressive 165,000 square feet of a 13-story mixed-use building, showcasing a remarkable 100-foot-wide frontage on bustling Hillside Avenue. Located steps away from the 169th St subway station, bus terminal, and a thriving array of shops, restaurants, supermarkets, schools, banks, and parks, this location is a gem.

This Premier location offers unparalleled potential to create a transformative project in a thriving urban hub. Act now!

MIXED BUILDING
BLVD
ORX



Property Highlights:

- Lot Size: 154 ft x 119 ft
- Zoning: R6A, C4-5X, DJ Zoning
- Approved Plans: Approx. 165,000 sq. ft., 13-story mixed-use development.

Strategic Location: Walking distance to 169th St Subway Station and major bus terminals. Close to shops, restaurants, supermarkets, schools, banks, and parks. Situated in a bustling area with strong pedestrian and vehicle traffic.

Development Highlights:

- 100 ft wide frontage on Hillside Avenue.
- 60,000 sq. ft. FRESH-approved commercial space on the 1st floor and basement.
- 15,000 sq. ft. indoor parking (In & Out) on the 2nd floor.
- 99 residential units designed to maximize livability and appeal.



Call me at 917-202-9815 for more information!



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