

18-17 Cross Bay Blvd, Queens, NY 11693

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BROAD
CHANNEL

FOR SALE: RARE DEVELOPMENT OPPORTUNITY!

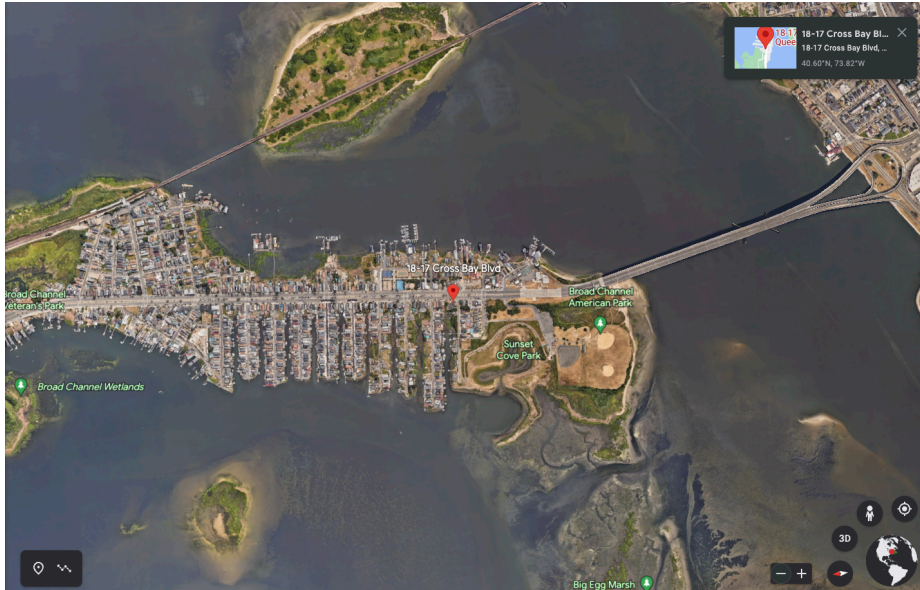
Embrace an exceptional opportunity in a niche market, with limited competition and an engaged, captive audience. This unique residential or commercial redevelopment property rests on the only main road linking Rockaway and Howard Beach, promising a constant flow of traffic and endless potential on a corner lot.

Whether you're dreaming of building a thriving business or a dream home, our creative and flexible financing solutions make it a reality, including the opportunity to obtain seller financing, without the hassle of banks or lenders.

Nestled in Broad Channel, this property boasts one of the largest lots, with unmatched potential for redevelopment or rezoning. Benefit from legal non-conforming commercial uses, such as Auto-body shops, gas stations, or auto-body spray booths, under the 'Use Group 16'



Excellent A+ location a stones throw from the bridge with easy access to Howard Beach.



Underutilized asset offering greater income potential

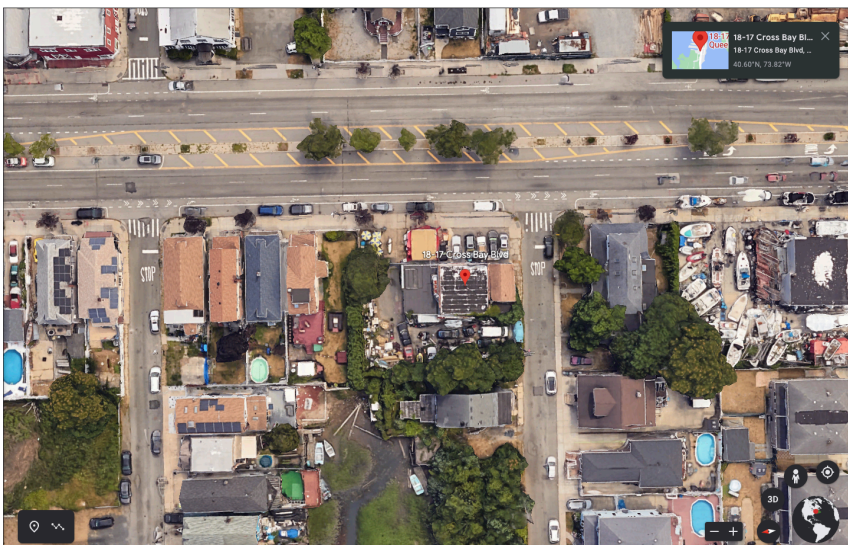
- A gas station could be the “*only stop in town*”
- Used as a *Community Facility* massive optional fair-use allowances.
- Potential for transient hotel on the main road leading to the beach with direct access to the channel
- Nearby green space and waterways
- Captive community

Rare oversized corner lot

- Potential for plenty of parking
- Dual access from two streets
- In current zoning property can be expanded to 6,000 sq feet
- Rezoning can potentially yield 10,000 sq feet
- Potential Doctor’s office
- Convenience store
- Subdivide and re-sell



This property's versatility doesn't end there. Backed by our seller's zoning attorney, there's high potential for an upgrade from R3-A to R3-2 zoning, which could boost the property's size from 3,000 to a sprawling 10,000 square feet. Think bigger and better, from residential to commercial zoning (C-2 or C-3), expanding the possibilities of what you can create.



Ever thought about multiple properties or a hotel? The considerable lot size allows for subdividing into smaller lots, or even potentially setting up a beachside transient usage hotel for a promising income stream.

Want to build your own doctors office, emergency, or ambulatory service? No problem.

Eager to learn more? Contact us today. Our seller welcomes various offer types, ready to empower you in turning this highly coveted and rare land into your success story.

Contact as today: (917) 909-8063 | JR@TheJamesRuffGroup.com

For more potential uses that can benefit your financial goals please check with the city's zoning guide here:

<https://zr.planning.nyc.gov/article-iii/chapter-2#32-644>



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