

ARCHER SQUARE

DOWNTOWN JAMAICA, QUEENS



2-Acre, 600,000+ Buildable SF Mixed-Use Development Site
92-30 165th Street | Jamaica, NY 11433



PRINCIPAL NDA

INVESTMENT HIGHLIGHTS

SIZE & SCALE

~600,000+ buildable SF mixed-use development site with flexible C6-2/R8 zoning

RARE FOOTPRINT & FRONTAGE

~78,000 SF, ~1.8 acre lot | ~600 FT wraparound frontage at Archer & 165th

HEART OF THE NEIGHBORHOOD

At the epicenter of Downtown Jamaica, Queens steps from the Jamaica Avenue Retail Corridor

TRANSIT ORIENTED DEVELOPMENT

5-minute walk Jamaica Center [E,J,Z] subways with connections to the LIRR and the AirTrain to JFK Airport

JAMAICA NEIGHBORHOOD PLAN

The Department of City Planning is crafting a new long-term vision for the future of the neighborhood with a focus on transportation, open space, public health & safety, housing, economic opportunity, and more

PROPERTY INFORMATION

THE OFFERING

ADDRESS

92-30 165th Street | Downtown Jamaica, NY 11433

BLOCK / LOT

10151 / 39

LOT DIMENSIONS

309.27' x 273.48'

LOT SF

77,400 sf (approx.)

EXISTING GARAGE SF

246,174 sf (approx.)

ZONING INFORMATION

ZONING

C6-2 (R8), DJ

RESIDENTIAL BUILDABLE SF

(AS OF RIGHT)

504,597 sf (approx.)

RESIDENTIAL BUILDABLE SF

(UAP)

604,444 sf (approx.)

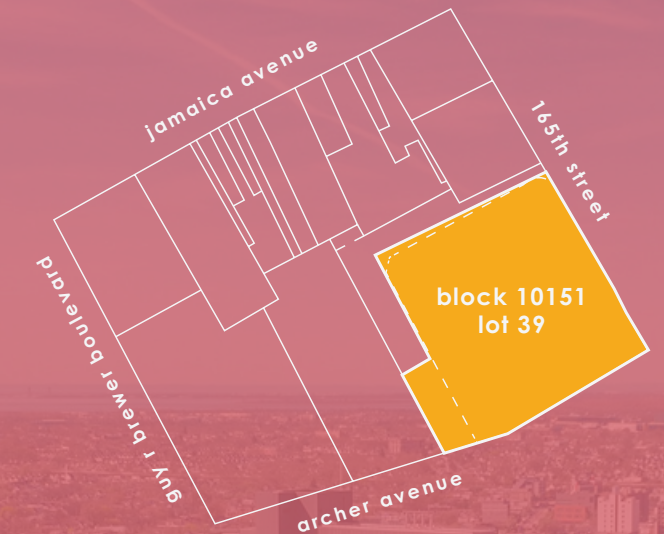
**Full Zoning Breakdown Available Upon Request*

TAX INFORMATION

ANNUAL PROPERTY TAX (24/25)

\$364,356

TAX MAP



Asking Price: \$49,000,000 | PPBSF(UAP): \$81

CONTACT EXCLUSIVE AGENTS

STEPHEN R. PREUSS SR.

srp@ripcony.com

718.663.2639

KEVIN SCHMITZ

kschmitz@ripcony.com

718.663.2644

ANDREW LEOGRANDE

aleogrande@ripcony.com

718.704.1455

KEVIN LOUIE

klouie@ripcony.com

718.663.2642

ANDREAS EFTHYMIU

andreas@ripcony.com

718.663.2643

FOR FINANCING INQUIRES

ADAM HAKIM

ahakim@ripcony.com

646.290.2011

JAMES MURAD

jmurad@ripcony.com

646.290.2012

RIPCO
INVESTMENT SALES

80-02 KEW GARDENS ROAD, SUITE 305, QUEENS, NY 11415 | ripcony.com

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.