

155-01

Jamaica Avenue

Jamaica, New York

FOR SALE | Prime Mixed-use / Commercial Development Opportunity, Located in the Heart of Jamaica

ASKING PRICE: \$2,325,000
\$89 PER BUILDABLE SQ. FT.



OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

155-01 Jamaica Avenue

We're excited to present a prime development opportunity at 155-01 Jamaica Avenue, Jamaica, NY 11432. This strategically located property on the north side of Jamaica Avenue, between 153rd Street and Parsons Boulevard, offers a 3,144 sq. ft. retail building with 24' of frontage. Beyond its current retail use, the property holds immense development potential, allowing for mixed-use, residential, commercial, and community facility ventures.

The property details include a lot size of approximately 25' x 131' (3,275 sq. ft.) and C6-3 zoning. Notably, the residential floor area ratio (F.A.R.) stands at 6.0, with the potential to reach 8.0 with an Inclusionary Housing Bonus. This translates to a residential buildable sq. ft. of approximately 19,650 sq. ft., expandable to 26,200 sq. ft. with inclusionary housing. Additionally, the commercial F.A.R. is 8.0, providing for a commercial buildable sq. ft. of approximately 26,200 sq. ft., along with a community facility buildable sq. ft. of 26,200.

The financial aspects of the property include a NYC Tax Assessment for 24/25 at \$314,330, with taxes amounting to \$33,298. This property's exceptional location and flexible zoning make it an enticing prospect for developers looking to capitalize on the vibrancy of Jamaica Avenue and explore diverse development opportunities.

PROPERTY HIGHLIGHTS



PRESTIGIOUS LOCATION

POSITIONED ON JAMAICA AVE IN THE HEART OF JAMAICA'S COMMERCIAL CORRIDOR



TRANSPORTATION HUB

MERE BLOCKS FROM THE JAMAICA TRAIN STATION, JAMAICA CENTER SUBWAY, AND THE JAMAICA CENTER BUS TERMINAL



HIGH EXPOSURE

24' OF PREMIUM FRONTAGE EXPOSED TO A CONSTANT FLOW OF VEHICLE AND PEDESTRIAN FOOT TRAFFIC



EASY ACCESS

VARIOUS MASS TRANSIT, MAJOR HIGHWAY ACCESS AND AIRPORTS PROVIDE ACCESSIBILITY THAT IS SECOND TO NONE.



ENDLESS POTENTIAL

IMPRESSIVE F.A.R. LIMITS PROVIDE AN ALLOWANCE OF UP TO 26,200 BUILDABLE SQUARE FEET

PROPERTY OVERVIEW

PROPERTY INFORMATION

Address

155-01 Jamaica Avenue
Jamaica, NY 11432

Location

Located on the north side of
Jamaica Ave between
153rd St and Parsons Blvd

Block

9754

Lot

47

LOT INFORMATION

Lot Size

25' x 131'

Lot Sq. Ft.

3,275 (approx.)

BUILDING INFORMATION

Building Size

25' x 128' (approx.)

Gross Sq. Ft.

3,144

Stories

1.0

Building Class

One Story Retail Building

Building Class Code

K1

Current # of Retail Units

1

ZONING INFORMATION

Zoning

C6-3, DJ

Residential F.A.R.

6.0

Inclusionary Housing F.A.R.

8.0

Commercial F.A.R.

8.0

Community Facility F.A.R.

8.0

BUILDABLE SQUARE FOOTAGES

Residential

19,650

Inclusionary Housing

26,200

Commercial

26,200

Community Facility

26,200

TAXES

NYC Tax Assessment (24/25)

\$314,330

NYC Taxes (24/25)

\$33,298

ASKING PRICE: \$2,325,000

\$89 PER BUILDABLE SQ. FT.

DOWNTOWN JAMAICA



- 24 25
- 30 31
- 34 35
- 54 56
- 65 110

PARSONS BLVD SUBWAY

F

RUFUS KING PARK

- 83 110
- 111 112
- 114

- 6 8
- 9 41

JAMAICA CENTER SUBWAY

E J Z

JAMAICA BUS TERMINAL

- 4 5 20A 20B
- 24 25 30 31
- 34 42 44 SBS 65
- 83 84 85 N4

SUTPHIN BLVD SUBWAY

F

SUTPHIN-ARCHER SUBWAY

E J Z

L.I.R.R. JAMAICA STATION

JFK AIRTRAIN



VACINITY OVERVIEW



RUFUS KING PARK



155-01
Jamaica Avenue

PARSONS BOULEVARD

JAMAICA AVENUE

ARCHER AVENUE



QUEENS COUNTY FAMILY COURT



JCAL



SOCIAL SECURITY ADMINISTRATION



T-Mobile



Burlington



Walgreens



JAMAICA CENTER SUBWAY

E J Z

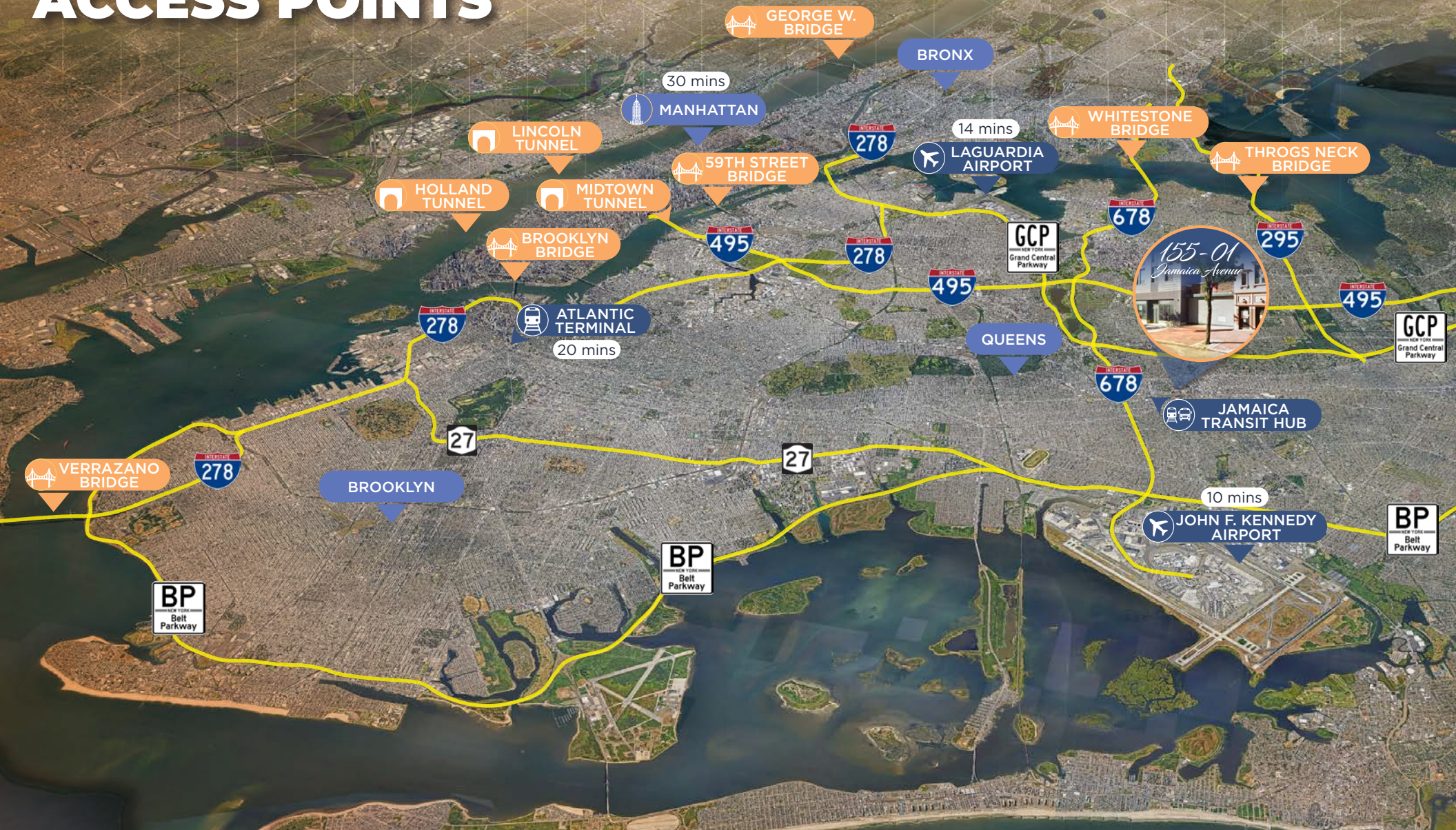


JAMAICA BUS TERMINAL

4	5	20A	20B
24	25	30	31
34	42	44 SBS	65
83	84	85	N4



LOCAL ACCESS POINTS



In Close Proximity to Hillside Avenue, Jamaica Avenue, Main Street, Union Turnpike, Metropolitan Avenue, Sutphin Boulevard, the Grand Central Parkway, the Jackie Robinson Parkway, the Van Wyck Expressway, the Long Island Expressway, & the Belt Parkway

TRANSPORTATION OVERVIEW



SUBWAY

- Jamaica Center **E J Z**
- Sutphin Blvd/Archer Ave **E J Z**
- Parsons Blvd **F D-STUYVESANT**
- Sutphin Blvd **F**



LONG ISLAND RAILROAD

	WALKING	DRIVING	DISTANCE
Jamaica Station	10 Min	5 Min	0.4 Miles
JFK AirTrain	10 Min	5 Min	0.4 Miles
Kew Gardens Station	37 Min	11 Min	1.8 Miles



AIRPORT

JFK International Airport	10 Min	4.0 Miles
LaGuardia International Airport	14 Min	6.7 Miles
Newark International Airport	50 Min	28.0 Miles

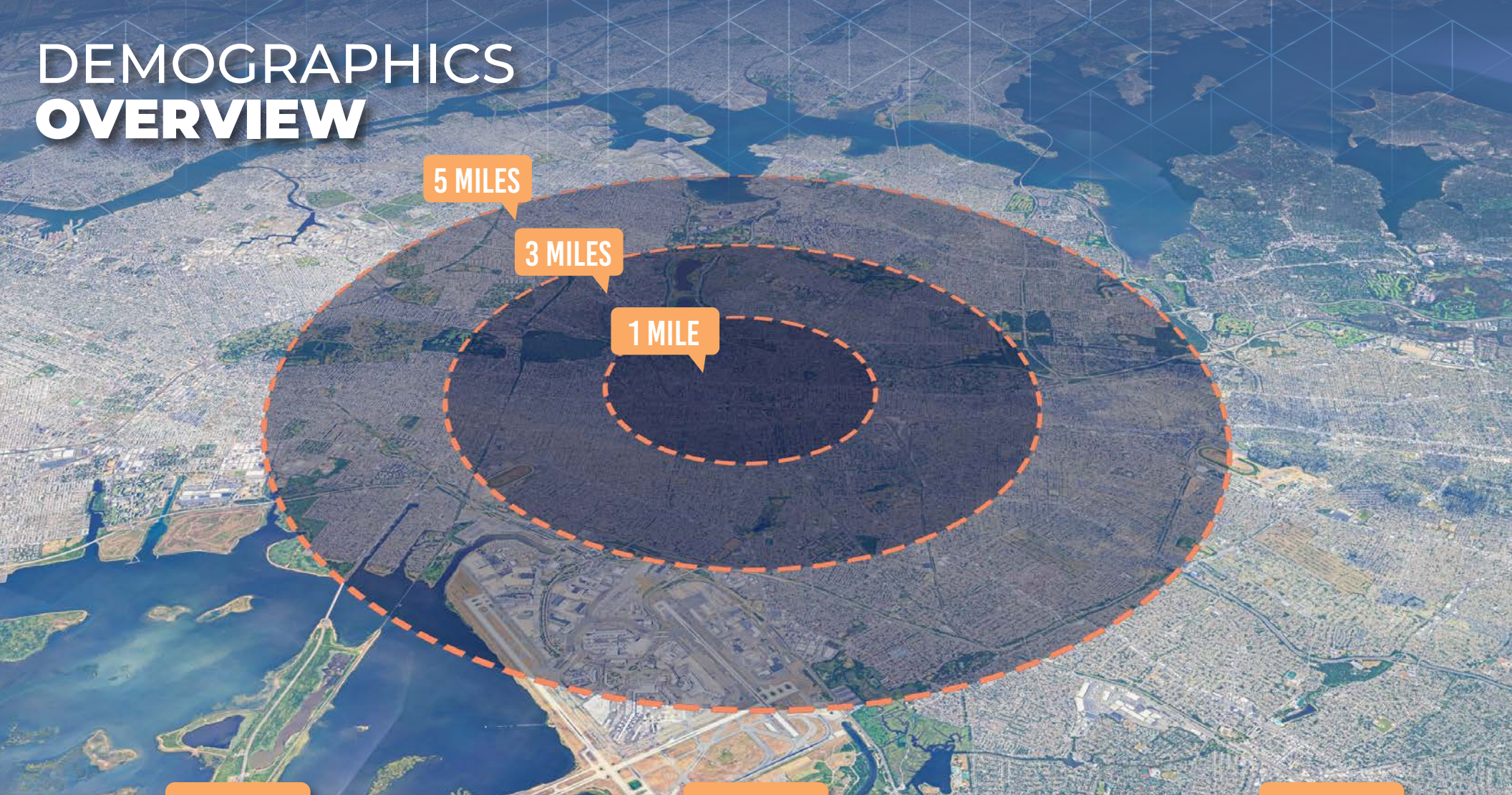


BUS LINES

Immediate Access to Q6, Q8, Q9, Q24, Q25, Q30, Q31, Q34, Q41, Q54, Q56, Q65, Q83, Q110, Q111, Q112, Q114 & All Jamaica Bus Lines



DEMOGRAPHICS OVERVIEW



5 MILES

3 MILES

1 MILE



2023 POPULATION
2,244,091



AVG. HOUSEHOLD
2.8 PEOPLE



**MEDIAN HOUSEHOLD
INCOME**
\$75,805



2023 POPULATION
841,263



AVG. HOUSEHOLD
2.8 PEOPLE



**MEDIAN HOUSEHOLD
INCOME**
\$77,980



2023 POPULATION
165,154



AVG. HOUSEHOLD
2.9 PEOPLE



**MEDIAN HOUSEHOLD
INCOME**
\$79,794

RECENTLY COMPLETED DEVELOPMENTS



- 1** TREE OF LIFE BUILDING | 89-46 146TH STREET
 🏠 200,000 SF 🏠 348 APARTMENTS
- 2** PARK HILL CITY | 150-13 89TH AVENUE
 🏠 653,000 SF 🏠 689 APARTMENTS
- 3** ARCHER MERRICK | 92-61 165TH STREET
 🏠 113,000 SF 🏠 90 APARTMENTS 🏠 RETAIL - 7,000 SF
- 4** THE KIRA | 153-19 JAMAICA AVENUE
 🏠 132,000 SF 🏠 139 APARTMENTS 🏠 RETAIL - 6,000 SF
- 5** ALVISTA TOWERS I | 147-36 94TH AVENUE
 🏠 300,000 SF 🏠 380 APARTMENTS 🏠 RETAIL - 17,000 SF
- 6** ONE ARCHER | 160-05 ARCHER AVENUE
 🏠 360,000 SF 🏠 315 APARTMENTS 🏠 RETAIL - 18,000 SF
- 7** MODA | 153-30 89TH AVENUE
 🏠 427,000 SF 🏠 346 APARTMENTS 🏠 RETAIL - 150,000 SF
- 8** ALVISTA TOWERS II | 147-07 94TH AVENUE
 🏠 543,000 SF 🏠 543 APARTMENTS 🏠 RETAIL - 15,000 SF
- 9** ARCHER GREEN'S | 92-23 168TH STREET
 🏠 636,000 SF 🏠 387 APARTMENTS 🏠 RETAIL - 70,000 SF
- 10** THE CROSSING JAMAICA STATION | 147-40 ARCHER AVE
 🏠 958,000 SF 🏠 670 APARTMENTS 🏠 RETAIL - 47,000 SF
- 11** HOTEL 95 | 145-07 95TH AVENUE
 🏠 24,000 SF 🏠 48 ROOMS
- 12** RED ROOF INN | 97-26 147TH PLACE
 🏠 30,000 SF 🏠 86 ROOMS
- 13** THE ESSENCE @ JFK | 97-01 WALTHAM AVENUE
 🏠 31,000 SF 🏠 58 ROOMS
- 14** HOLIDAY INN | 165-20 ARCHER AVENUE
 🏠 88,000 SF 🏠 194 ROOMS
- 15** SPRINGHILL SUITES BY MARRIOTT
 140-35 QUEENS BOULEVARD
 🏠 115,000 SF 🏠 171 ROOMS
- 16** ALOFT BY MARRIOTT | 149-11 ARCHER AVENUE
 🏠 140,000 SF 🏠 208 ROOMS
- 17** FAIRFIELD & COURTYARD BY MARRIOTT
 148-22 ARCHER AVENUE
 🏠 205,000 SF 🏠 338 ROOMS
- 18** MEDISYS HEALTH NETWORK | 143-02 JAMAICA AVE
 🏠 25,000 SF 🏠 HOSPITAL OFFICE BUILDING



ACTIVE DEVELOPMENTS



4	5	20A	20B
24	25	30	31
34	42	44 SBS	65
83	84	85	N4

- RESIDENTIAL
- HOTEL
- MIXED-USE
- SPECIALTY

<p>19 161-01 89TH AVENUE 🏠 47,000 BSF 🏠 70 APARTMENTS • SENIOR HOUSING</p>	<p>25 160-14 HILLSIDE AVENUE 🏠 61,000 BSF 🏠 45 APARTMENTS 🏠 RETAIL • 4,000 SF</p>	<p>31 145-01 101ST AVENUE 🏠 102,000 BSF 🏠 142 ROOMS</p>
<p>20 89-15 148TH STREET 🏠 92,000 BSF 🏠 90 APARTMENTS</p>	<p>26 138-45 JAMAICA AVENUE 🏠 80,000 BSF 🏠 81 APARTMENTS 🏠 RETAIL • 6,000 SF</p>	<p>32 97-46 146TH STREET 🏠 160,000 BSF 🏠 108 ROOMS</p>
<p>21 95-08 147TH PLACE 🏠 103,000 BSF 🏠 116 APARTMENTS</p>	<p>27 148-33 88TH AVENUE 🏠 144,000 BSF 🏠 110 APARTMENTS 🏠 RETAIL • 22,000 SF</p>	<p>33 97-34 SUTPHIN BOULEVARD 🏠 162,000 BSF 🏠 148 ROOMS</p>
<p>22 159-29 90TH AVENUE 🏠 208,000 BSF 🏠 125 APARTMENTS</p>	<p>28 ARCHER TOWERS 163-05 ARCHER AVENUE 🏠 536,000 BSF 🏠 605 APARTMENTS 🏠 RETAIL • 35,000 SF</p>	<p>34 90-75 SUTPHIN BOULEVARD 🏠 262,000 BSF 🏠 202 ROOMS</p>
<p>23 PARK HAVEN PLACE 88-09 153RD STREET 🏠 250,000 BSF 🏠 223 APARTMENTS</p>	<p>29 90 NINETY 90-02 168TH STREET 🏠 713,000 BSF 🏠 614 APARTMENTS 🏠 RETAIL • 25,000 SF</p>	<p>35 165-16 HILLSIDE AVENUE 🏠 185,000 BSF 🏠 NYC PUBLIC SCHOOL</p>
<p>24 150-02 HILLSIDE AVENUE 🏠 51,000 BSF 🏠 59 APARTMENTS 🏠 RETAIL • 5,000 SF</p>	<p>30 97-11 SUTPHIN BOULEVARD 🏠 45,000 BSF 🏠 114 ROOMS</p>	<p>36 PEDESTRIAN PLAZA ARCHER AVE & SUTPHIN BLVD 🏠 PUBLIC PLAZA</p>

PRELIMINARY STAGE DEVELOPMENT SITES



JAMAICA BUS TERMINAL

4	5	20A	20B
24	25	30	31
34	42	44 SBS	65
83	84	85	N4

- RESIDENTIAL
- HOTEL
- MIXED-USE
- SPECIALTY

<p>37 148-15 89TH AVENUE i 55,000 BSF</p>	<p>39 148-26 HILLSIDE AVENUE i 98,000 BSF apartment icon 80 APARTMENTS</p>	<p>41 147-27 ARCHER AVENUE i 230,000 BSF</p>	<p>43 147-35 95TH AVENUE i 900,000 BSF</p>
<p>38 148-15 ARCHER AVENUE i 80,000 BSF</p>	<p>40 166-10 HILLSIDE AVENUE i 120,000 BSF</p>	<p>42 JAMAICA BUS TERMINAL 90-06 MERRICK BLVD i 470,000 BSF</p>	<p>44 153-02/12 HILLSIDE AVENUE i 305,000 BSF school icon CHARTER SCHOOL</p>



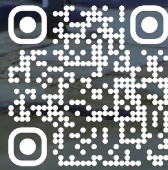
FOR SALE
PRIME MIXED-USE / COMMERCIAL
DEVELOPMENT OPPORTUNITY

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