

FOR SALE
ASKING PRICE \$3,400,000

211-12 NORTHERN BOULEVARD

Bayside, NY 11361 | Queens



DEVELOPMENT SITE PRIMED FOR
COMMERCIAL OR RESIDENTIAL DEVELOPMENT

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

~10,000 buildable square foot development site
ideal for commercial or residential.

#2

Major throughfare with heavy vehicular average daily traffic of over 34,000 cars (AADT).

#3

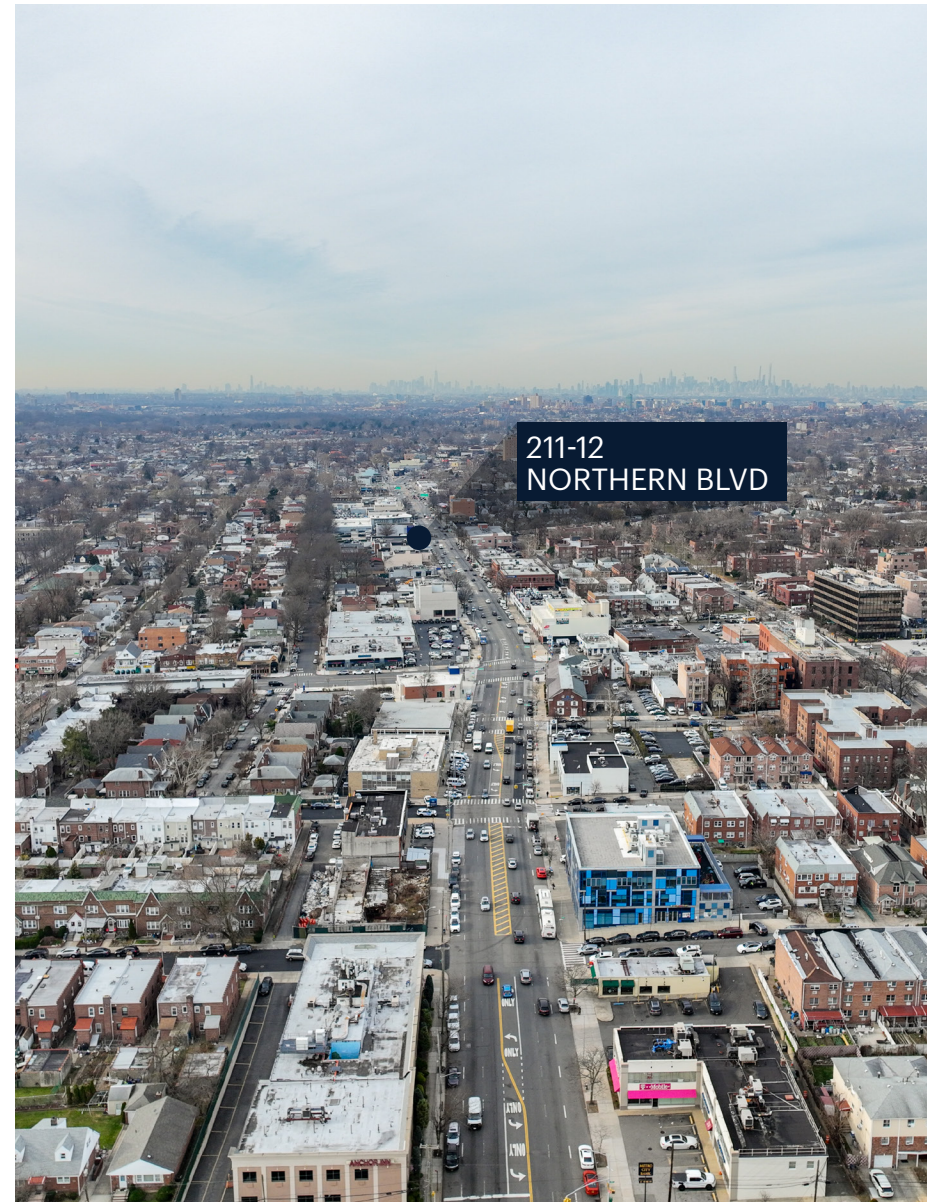
Close to national credit retail/ restaurants (Staples, CVS, McDonalds, Dunkin, white Castle, Dominos, Walgreens, Wendy's, Burger King)

#4

Easy Accessibility
9 minute walk to LIRR (Bayside Station), steps to Q12, Q13, Q27, Q31, QM3, N20G buses and several highways (Clearview Expressway, Cross Island Parkway, Long Island Expressway & Grand Central Parkway)

#5

Highly Desirable Location
for multiple commercial uses including retail, medical, and office



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **211-12 NORTHERN BOULEVARD** — in Bayside, Queens.

The existing building is a two-story commercial building of approximately 5,544 square feet and will be delivered vacant. The building currently has a vacate order and needs to be demolished.

The lot has 50' of frontage on Northern Boulevard. The current zoning is C2-2 / R6B which allows up to approximately 10,000 buildable square feet for commercial or residential development. Site is located in a high-traffic area on Northern Boulevard adjacent to the intersection at Bell Boulevard. This location experiences average daily traffic of over 34,000 cars and is a highly desirable location for multiple commercial uses including retail, medical, and office.

Contact exclusive brokers with any questions.

FINANCIAL SNAPSHOT

Asking Price \$3,400,000



PROPERTY SUMMARY

THE OFFERING

Address	211-12 Northern Boulevard Bayside, NY 11361
Location	Located on the southwest side of Northern Boulevard between 211 Street and Bell Boulevard
Block / Lot	7313 / 9

PROPERTY INFORMATION

Gross Lot SF	5,000 SF (approx.)
Lot Dimensions	50' x 99'
Number of Buildings	1
Stories	2
Building SF	5,544 SF (approx.)
Building Dimensions	45' x 83' (approx.)

ZONING INFORMATION

Zoning	R6B, C2-2
FAR (As-of-Right)	2.00
Buildable SF (As-of-Right)	10,000 SF (approx.)

NYC TAX INFORMATION

Assessment (25/26)	\$479,060
Tax Rate	10.848%
Taxes (25/26)	\$43,316.08
Tax Class	4

211-12 NORTHERN BOULEVARD
FOR SALE

PROPERTY PHOTOS



CONTACT EXCLUSIVE AGENTS

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