

FOR SALE QUEENS BLOCKFRONT SHOPPING CENTER

137-20 CROSS BAY BOULEVARD – OZONE PARK, QUEENS, NY 11417

PRICE: \$16,365,000



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SCHUCKMAN
REALTY INC.

120 N Village Avenue – Rockville Centre, NY 11570

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PROPERTY INFORMATION

ADDRESS: 137-20 CROSS BAY BOULEVARD
CITY: QUEENS, NY 11417
NEIGHBORHOOD: OZONE PARK
LOT DIMENSIONS: 527.4 ft x 207.54 ft (irr)
SECTION-BLOCK & LOT: 11409-0010
OCCUPANCY: 100%
LOT SF: 58,306
ZONING: R5D, C1-3
TOTAL BUILDABLE SF: 116,612
BUILDINGS ON LOT: 2
BUILDING SF: 31,000
TAX YEAR: 2024-2025
TAX CLASS: 4 -COMMERCIAL OR INDUSTRIAL
TAX BILL: \$405,990
ANCHORS: DOLLAR, TREE, MATTRESS FIRM, PANERA, & UPS



SUMMARY: 137-20 CROSS BAY BLVD IS AN ENTIRE BLOCK-FRONT MULTI-TENANT RETAIL PROPERTY WITH PARKING ON THE WEST SIDE OF CROSS BAY BLVD BETWEEN PITKIN AND 149TH AVE, JUST NORTH OF THE BELT PKWY IN OZONE PARK. THE PROPERTY CONSISTS OF APPROXIMATELY 31,000 SF ACROSS 8 SPACES ON A 58,306 SF IRREGULAR LOT. THERE IS ALSO A 5,000 SF VACANT BASEMENT SPACE WITH LOADING DOCK ACCESS.

THE CENTER IS CURRENTLY 100% OCCUPIED AND IS COMPRISED OF A MIX OF LOCAL AND NATIONAL TENANTS, ANCHORED BY DOLLAR TREE, PANERA, MATTRESS FIRM AND UPS.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	18,493	66,950	579,876
HOUSEHOLDS	7,354	22,961	190,160
HOUSEHOLD INCOME	\$97,342	\$103,784	\$95,046

AREA TENANTS



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ZONING

The property has R5D, C1-3 zoning, allowing for a max FAR of 2. This zoning is mainly residential but allows street-level commercial use, suitable for retail or restaurants. Mixed-use development is possible, subject to C1-3 and residential zoning requirements. The building's max FAR is determined by whichever use—commercial or residential—has the higher FAR.

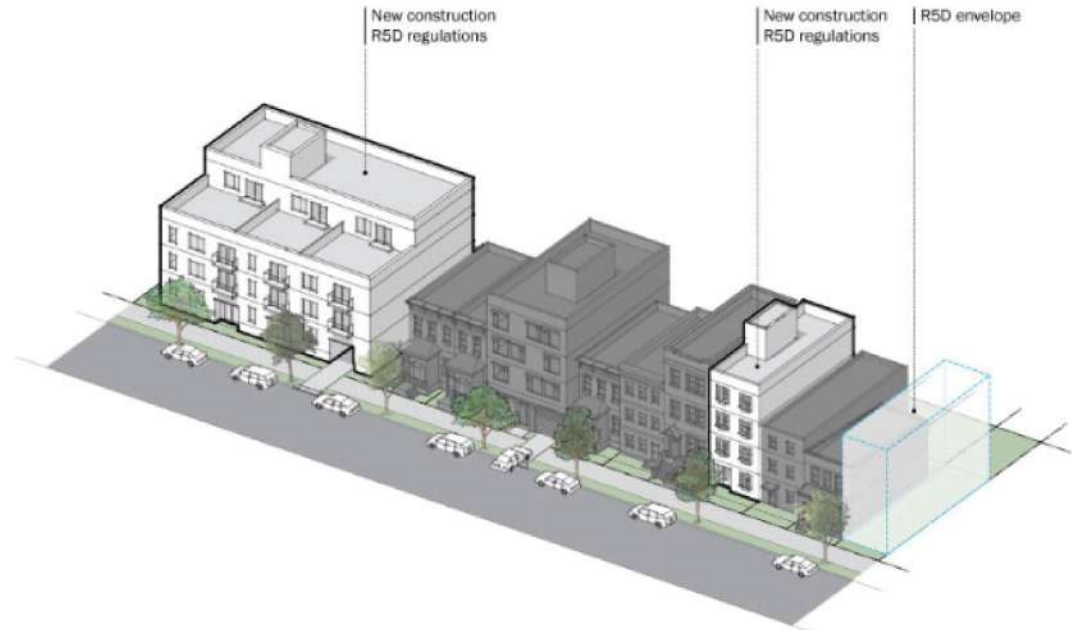
R5D is designed for residential growth in auto-dependent areas like parts of Jamaica and Rockaway Park in Queens, and Williamsbridge Road in the Bronx. It bridges lower and moderate-density areas, and follows Quality Housing Program standards found in higher-density zones.

Key Features:

Max FAR: 2.0

Height Limit: 40 feet (45 feet with qualifying ground floor)

Off-street parking required for 66% of units
 Minimum lot width for detached houses is 25 feet, and no side yards are needed for lots under 30 feet wide. Front yard depth is regulated but flexible. Off-street parking can't be in front of the building and is subject to other limitations based on street type and income restrictions.



Low-Density Contextual Residence District

R5D		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards	Lot Coverage	FAR	Building Height	DU Factor	Required Parking	
		min.	min.	min.	min.	# Each Total	Corner max.	Other Lot	max.	max. (w/QGF)	Standard	IRHU
Single- and Two-Family	Detached	2,375 sf	25 ft			1 0 ft 8 ft						
	Zero Lot Line											
	Semi-Detached	1,700 sf	18 ft	5 ft	30 ft	1 4 ft 4 ft	80%	60%	2.00	40 (45) ft	760	66% of DU 35% of IRHU
	Attached					n/a						
Multi-Family	All					0 0 ft 0 ft						

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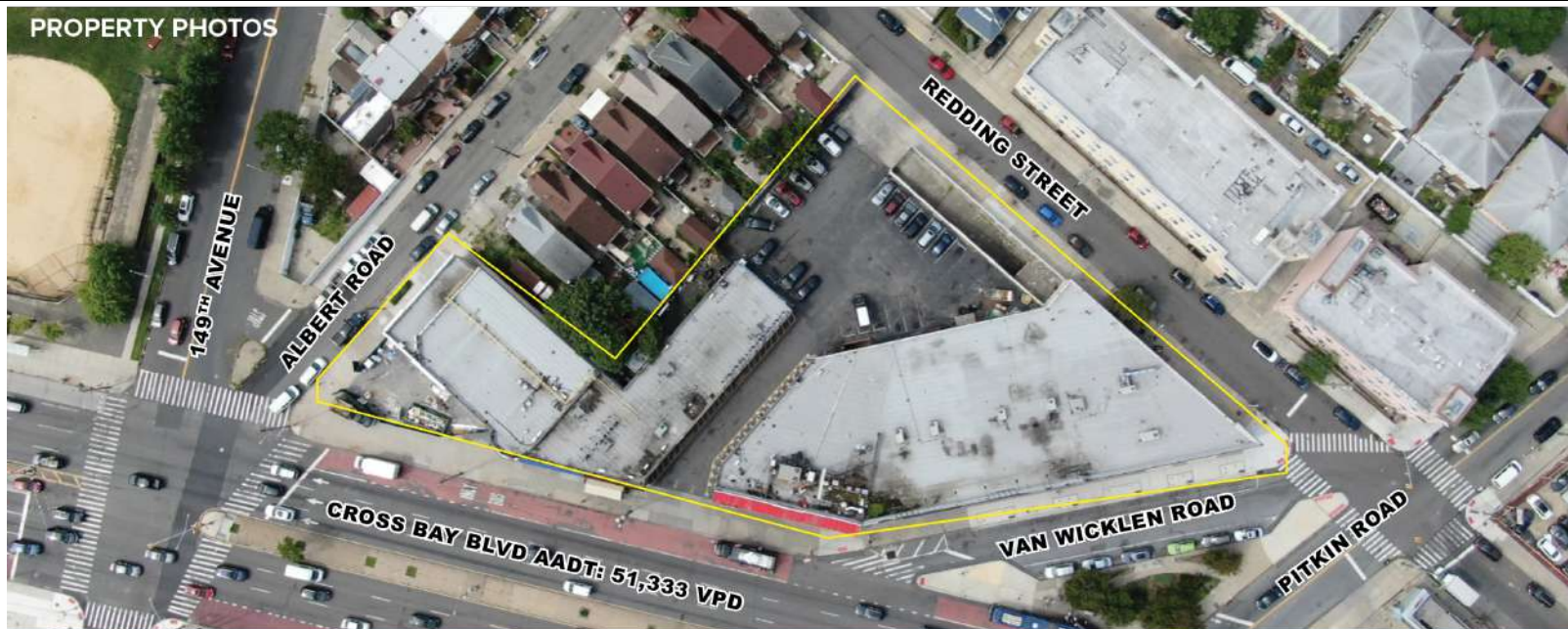
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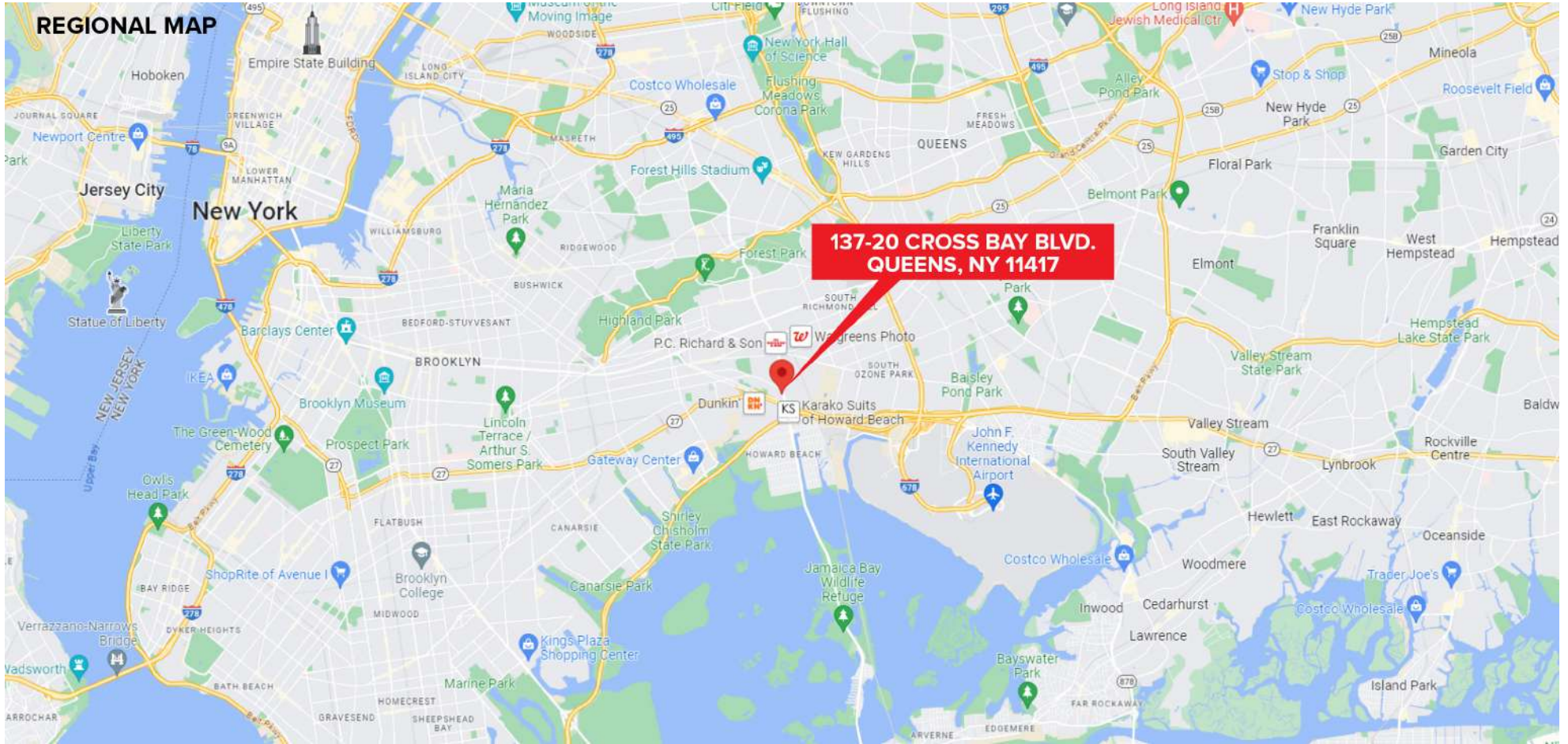
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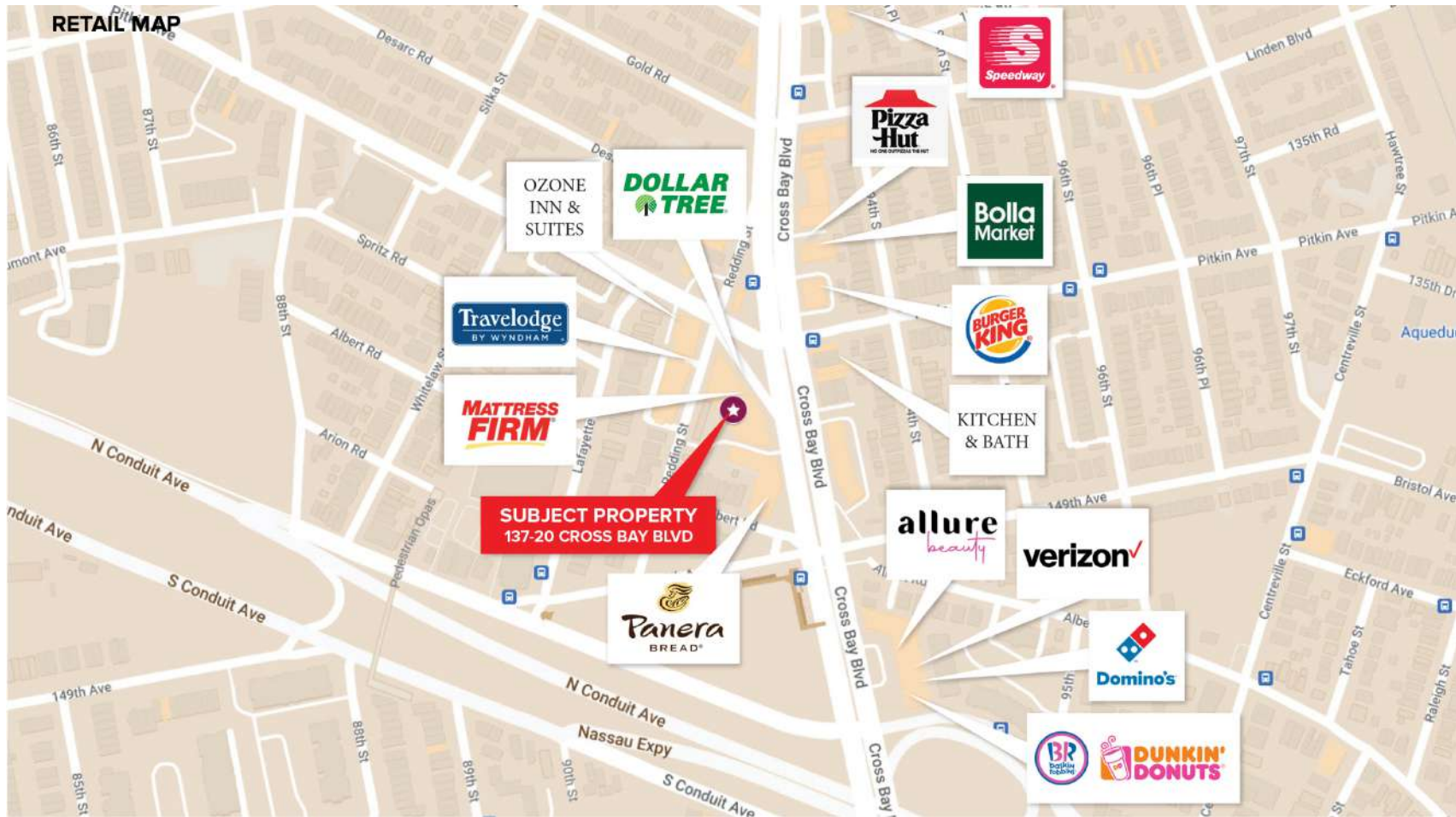
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