

92-22 GUY R BREWER BLVD

Jamaica, NY 11433



Development/Mixed-Use Building For Sale

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 **ASSET**
CRG ADVISORS

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY SUMMARY	3
PROPERTY INFORMATION	4
NEIGHBORHOOD OVERVIEW	5
RETAILERS & AERIAL MAP	6
ADVISORS	7

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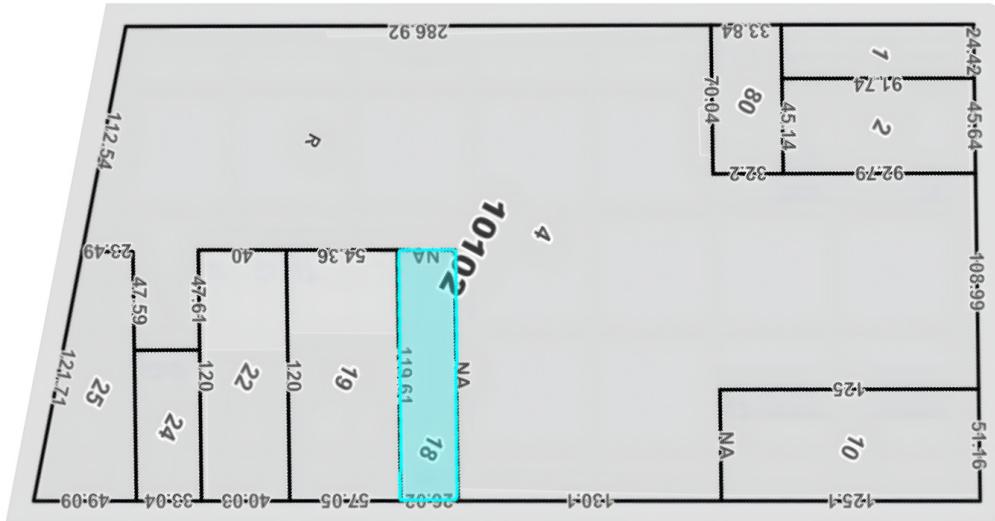


PROPERTY SUMMARY

Union Hall St

Archer Ave

Jamaica Ave



Guy R. Brewer Blvd

PROPERTY ANALYSIS

Address	92-22 Guy R Brewer Blvd, Jamaica, NY 11433
Block/Lot	10102-0018
Cross Streets	Archer Ave & Jamaica Ave
Asset Type	Development / Mixed-Use
No. of Units	2
No. of Stories	2
Lot SF	3,112 SF
Lot Size	26 ft x 119 ft
Building SF	7,267 SF
Building Size	26 ft x 119 ft
Building Material	Masonry
Zoning	C6-3 / R9 equiv.
FAR	7.52
Buildable	23,402 SF
Taxes	\$47,520

ASKING PRICE

\$3,100,000

PPSF

\$426.58

PPBSF

\$132.46

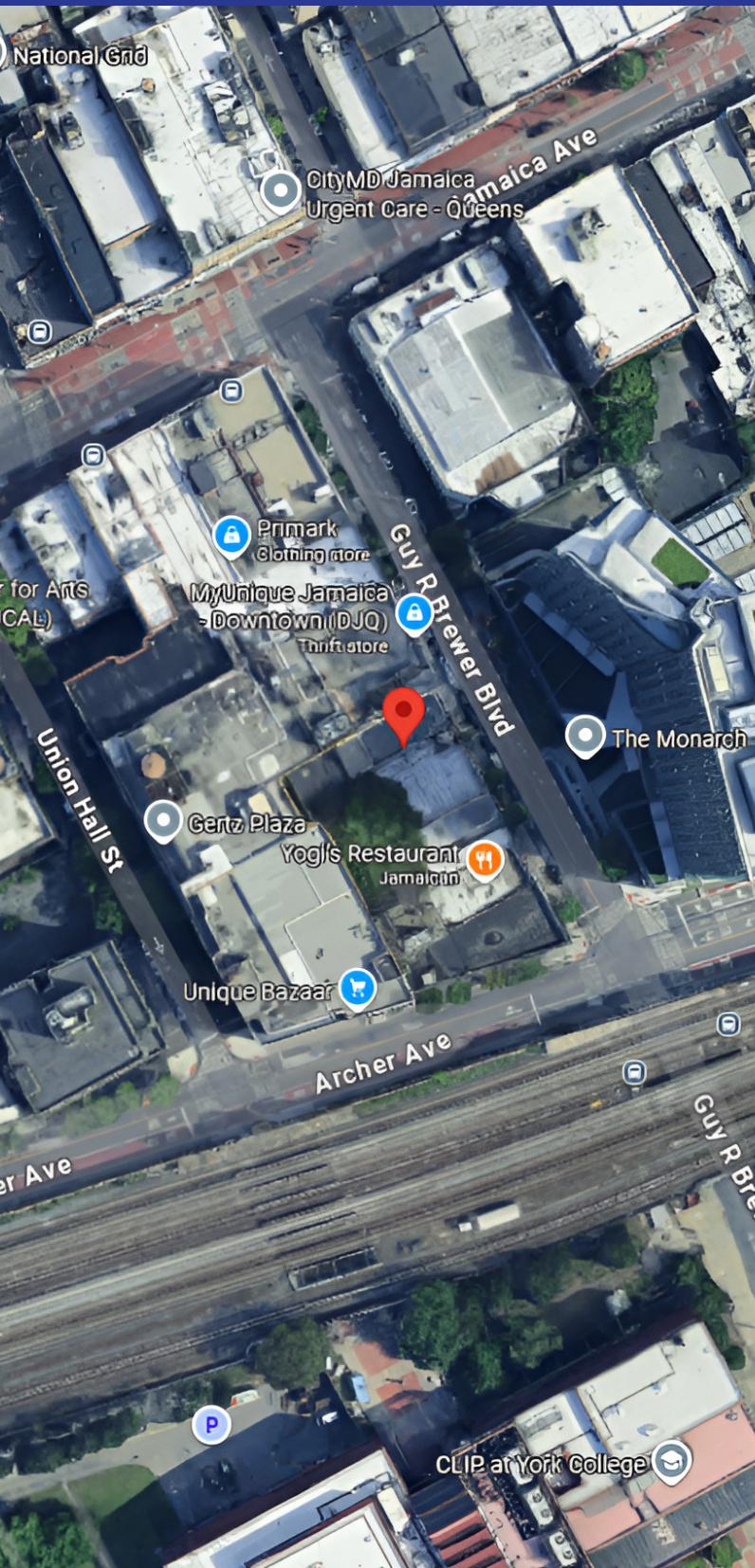
PROPERTY HIGHLIGHTS

- Development opportunity featuring a two-story mixed-use building in the heart of Jamaica, Queens.
- The property sits on a 3,112 SF lot with approximately 7,267 SF of building area, including two commercial units: 3,550 SF + basement of ground retail, and 3,200 SF of office space currently built out as a recording studio — offering immediate flexibility for investors, developers, or end-users.
- The property will be delivered vacant, eliminating lease-up constraints.
- Zoned C6-3 / R9 equivalent, supporting approximately 23,402 BSF. Additional BSF allowed under UAP, providing significant redevelopment upside.
- Positioned in Jamaica's revitalizing core, with strong rental demand, multiple potential exit strategies—including lease-up, condo conversion, redevelopment, or owner-occupancy—and proximity to major transit hubs, including Jamaica Center–Parsons/Archer (E, J, Z), Sutphin Blvd–Archer Ave–JFK (E, J, Z & AirTrain), and 121 St (E train), offering excellent connectivity to Manhattan, Queens, and Long Island.

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PROPERTY INFORMATION



PROPERTY DESCRIPTION

Asset CRG Advisors, LLC, has been exclusively retained to market 92-22 Guy R. Brewer Blvd., a development opportunity featuring a two-story mixed-use masonry building in the heart of Jamaica, Queens. Originally built in 1931 and altered in 2019, the property totals 7,267 square feet and includes two commercial units, offering a versatile layout for multiple uses.

Delivered vacant, the property eliminates lease-up constraints and is ideal for an end-user, investor, or developer. Positioned within Jamaica's ongoing revitalization, it benefits from strong rental demand driven by students, working professionals, and families. The asset supports multiple exit strategies, including lease-up and hold, owner-occupancy, condo conversion, or full redevelopment, providing flexibility to execute a business plan aligned with market conditions, representing a rare opportunity to acquire a well-located, adaptable asset in a dynamic and growing Queens submarket.

LOCATION DESCRIPTION

92-22 Guy R Brewer Blvd is situated along Guy R Brewer Boulevard, a major north-south commercial corridor in Jamaica, Queens. The property benefits from strong frontage and visibility in a dense, urban environment with consistent pedestrian and vehicular traffic. The surrounding area is characterized by a well-established mix of neighborhood retail, service-oriented businesses, institutional uses, and multifamily residential buildings, reinforcing the corridor's role as a primary commercial hub serving southeastern Queens.

The location offers excellent transit accessibility, with proximity to multiple subway lines, bus routes, and the Long Island Rail Road at Jamaica Center, providing efficient connectivity to Manhattan, Downtown Brooklyn, and the greater Queens market. Additionally, the property is within convenient driving distance of John F. Kennedy International Airport, further enhancing its appeal for retail, office, or mixed-use purposes. Continued public and private investment in the Jamaica submarket supports long-term demand and reinforces the area's position as one of Queens' most dynamic growth corridors.

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NEIGHBORHOOD OVERVIEW



JAMAICA

Jamaica is a dynamic and historically significant neighborhood in southeastern Queens, New York City, serving as one of the borough's major civic, cultural, and transportation hubs. Bordered by neighborhoods such as Hollis, St. Albans, South Jamaica, and Richmond Hill, Jamaica offers a distinctive blend of urban energy, cultural diversity, and deep-rooted community identity. As one of Queens' oldest neighborhoods, Jamaica has long played a central role in the borough's growth and development.

Historically, Jamaica emerged as an important crossroads dating back to the colonial era and later evolved into a commercial and transportation center. Over time, it became a hub for African American, Caribbean, Latino, and South Asian communities, each contributing to the neighborhood's rich cultural fabric. Today, this diversity is reflected in Jamaica's vibrant street life, local businesses, places of worship, and cultural institutions, creating a lively and inclusive environment.

The neighborhood features a varied built environment, with a mix of low- and mid-rise apartment buildings, attached and detached homes, and larger multifamily properties. Commercial corridors such as Jamaica Avenue and Hillside Avenue anchor the area with retail, dining, and essential services, while residential blocks maintain a strong neighborhood feel. Many families have lived in Jamaica for generations, fostering a deep sense of community pride and continuity.

Jamaica is home to several major institutions that shape daily life and attract visitors from across the city. These include York College (CUNY), the Jamaica Center for Arts & Learning, and the Queens Public Library's Central Branch. Nearby cultural landmarks, community organizations, and performance spaces contribute to the neighborhood's role as a cultural anchor for southeastern Queens.

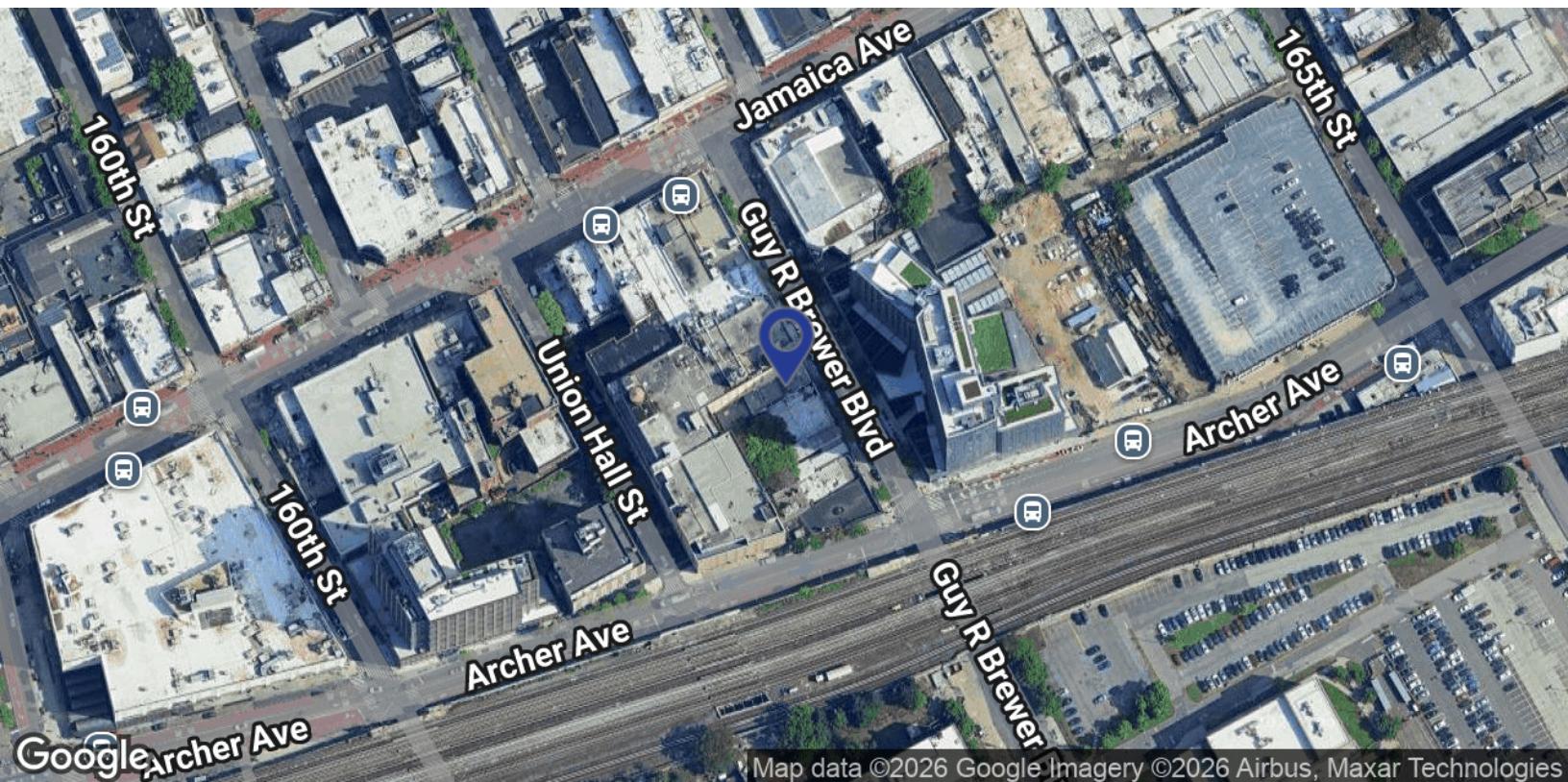
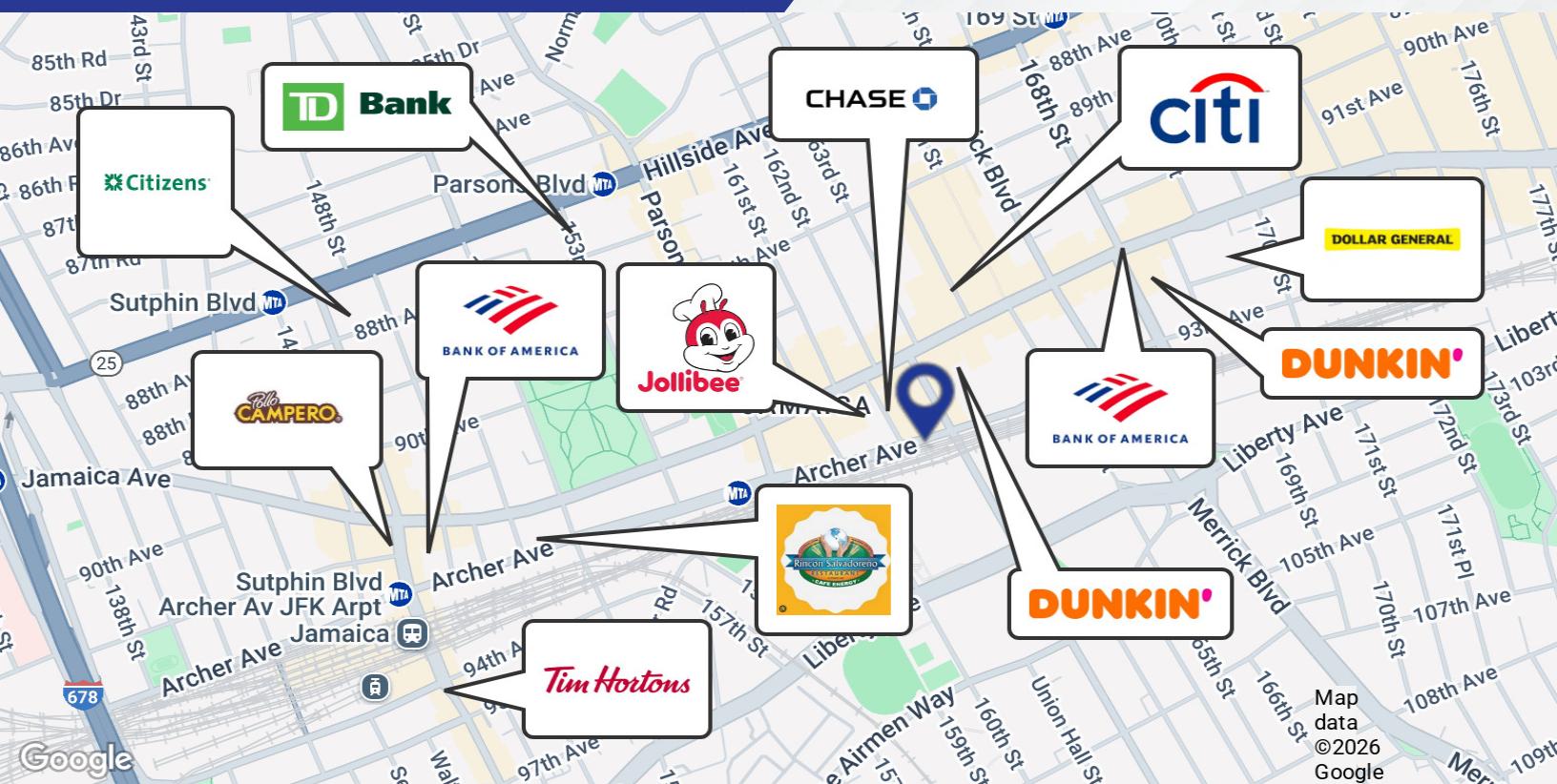
Transportation is one of Jamaica's defining strengths. With access to multiple subway lines, the Long Island Rail Road, numerous bus routes, and proximity to major roadways, the neighborhood serves as a key transit gateway connecting Queens to Manhattan, Long Island, and beyond. This accessibility supports both residents and businesses, reinforcing Jamaica's status as a vital urban center.

While Jamaica continues to experience new development and investment, it remains grounded in its history and community spirit. The neighborhood balances growth with tradition, offering a setting where cultural heritage, economic activity, and everyday life intersect. Jamaica stands as a resilient and evolving neighborhood that reflects the diversity, energy, and opportunity of Queens itself.

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RETAILERS & AERIAL MAP



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