

# 157-29 Cross Bay Boulevard

LAND FOR SALE OR LONG-TERM GROUND LEASE | HOWARD BEACH, QUEENS, NY

|                        |                                                                         |
|------------------------|-------------------------------------------------------------------------|
| ADDRESS                | 157-29 Cross Bay Boulevard<br>Howard Beach, NY 11414                    |
| LOCATION               | East side of Cross Bay Blvd.<br>between 157 & 158 <sup>th</sup> Avenues |
| BLOCK / LOT            | 14152 / 115                                                             |
| LOT DIMENSIONS         | 86' x 84.95'                                                            |
| GROSS LOT AREA (SF)    | 7,305                                                                   |
| UPLAND LOT AREA (SF)   | 5,787                                                                   |
| ZONING                 | R3-1 / C2-2                                                             |
| FAR                    | 2.0                                                                     |
| MAX BUILDABLE SF       | 14,610                                                                  |
| TAX ASSESSMENT (25/26) | \$169,740                                                               |
| TAXES (25/26)          | \$18,413                                                                |

## PROPERTY HIGHLIGHTS

- **86' wide, 14,610 BSF development site with approved plans situated between Starbucks and CVS Pharmacy**
- **City of Yes - Greater Transit Zone allows for 2.0 Residential FAR / 1.0 Commercial FAR**
- **Located just south of the Belt Parkway, in proximity to the Howard Beach-JFK Subway Station (A train / JFK AirTrain), Resorts World Casino, JFK Airport**
- **Near national retailers including Stop & Shop, Orangetheory Fitness, Cold Stone Creamery, Planet Fitness, Walgreens, McDonald's, Petco, Chase Bank**
- **Ownership will consider a Sale or Long-Term (49.5 or 99 Year) Ground Lease**

Contact Exclusive Agents for Additional Information:

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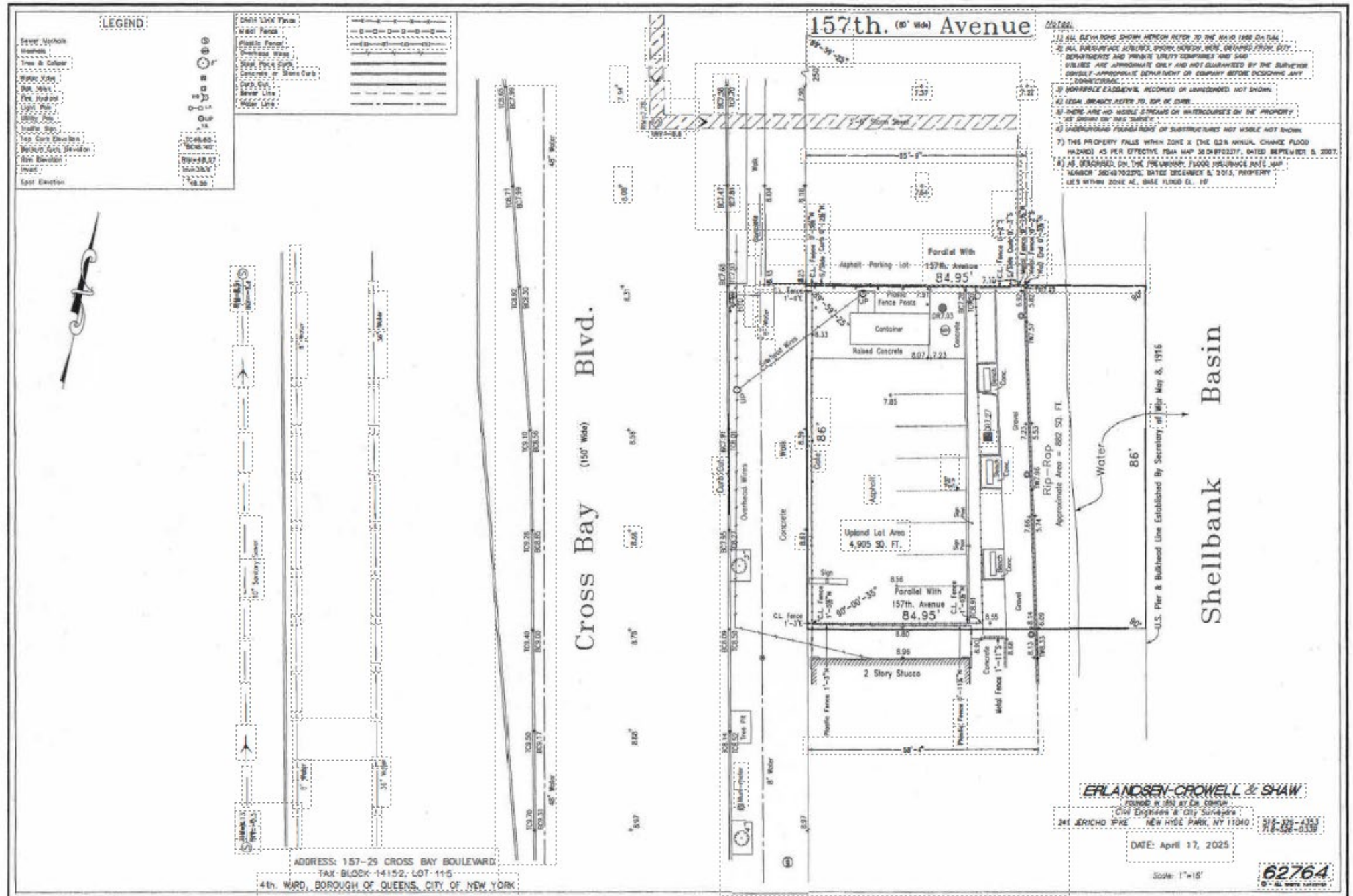
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INVESTMENT SALES

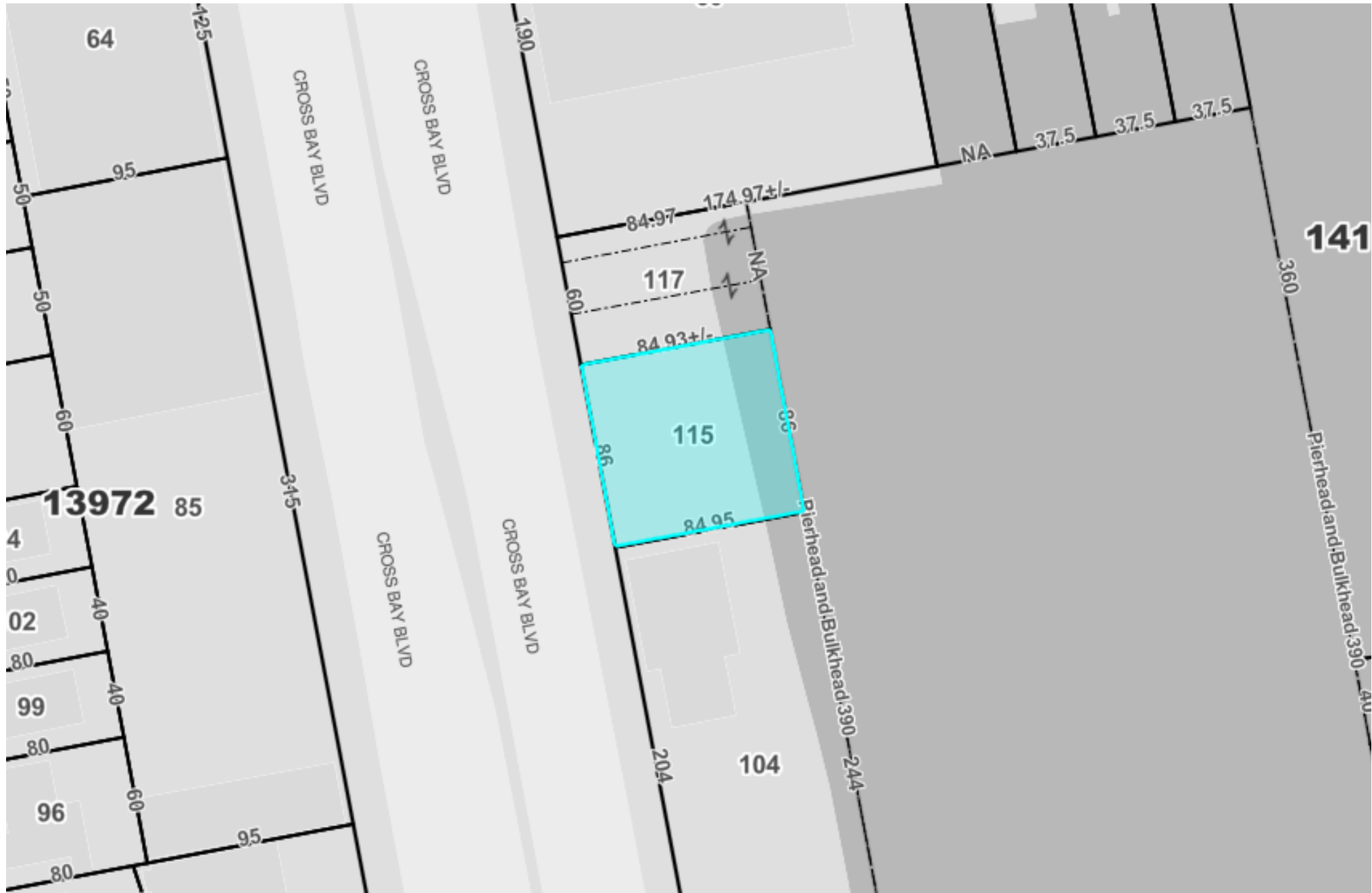
## SURVEY



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## TAX MAP





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## AREA MAP

