

**FOR SALE**



**148-02 Jamaica Avenue  
Jamaica, Queens County, NY 11435**

**Two Story Commercial Building with Additional Air Rights Fully Leased  
Recently Rezoned - C6-4/R10 Equivalent - Special Downtown Jamaica District**

**Metro Commercial & Business Brokers, Inc.**  
**[www.metrocbb.com](http://www.metrocbb.com)**  
John Wilmarth 516 640-5440 Ext.1  
[john@metrocbbs.com](mailto:john@metrocbbs.com)



148-02 Jamaica Avenue  
Jamaica, NY 11435

John Wilmarth 516 640-5440 john@metrocbb.com

Jamaica is a densely populated fastest growing middle income neighborhoods in New York City. The site is located at the epicenter of intense new commercial and residential development. As of right zoning permits an additional 35,000 to 70,000 SF depending on use. Additionally the LIRR Jamaica Station, the subway at Jamaica Ave (E, J and Z lines), at Hillside Ave (F line) and numerous Bus Lines (Q6, Q8, Q9, Q17, Q20A/20B, Q30, Q44, Q54, Q56, Q60 and Q83) are all located near by just of the intersection of Sutphin Blvd. Minutes from Van Wyck Expressway. Site is surrounded by national, regional and local companies.



Subway Lines



Long Island  
Rail Road

## PROPERTY INFORMATION

Address: 148-02 Jamaica Avenue SEC 148th Street  
Jamaica, Queens County NY 11435

Block/Lot: 9996/1

Two Story Commercial Building, Full Basement

Lot Area: 8,700 SF GLA: 15,000 SF

## INCOME

Gross: \$774,634

RE Tax 25/26 151,315

Insurance: 20,000

Expenses: 19,835

NOI: \$583,484

## ZONING C6-4/R10

### FAR

Residential: 10.00

Inclusionary: 12.00

Commercial: 10.00

Community Facility: 10.00

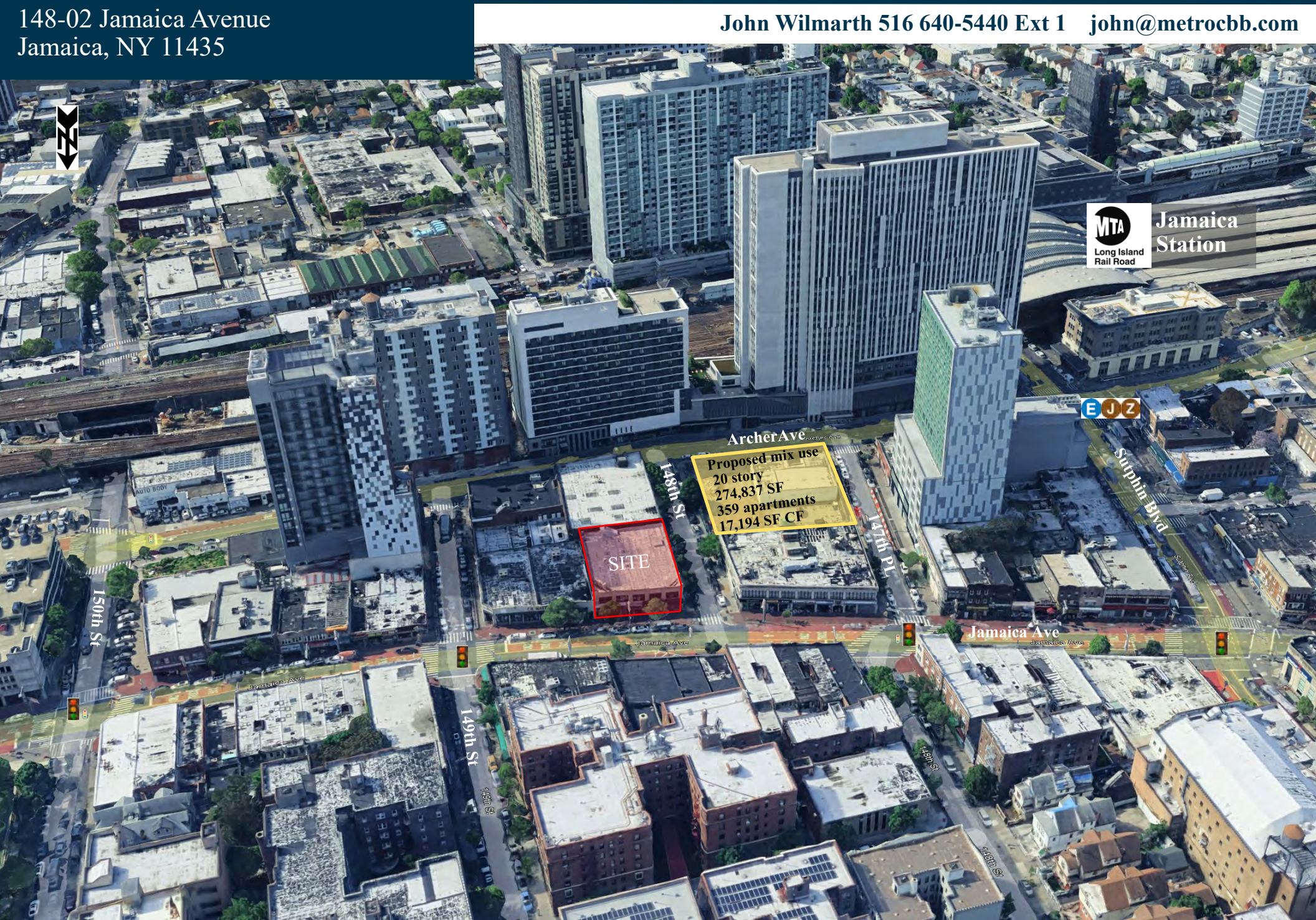
2025	1 Mile	3 Mile	5 Mile
Estimated Population	187,700	908,500	2,000,000
Estimated Median HH In-	\$78,300	\$85,900	\$83,100

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.



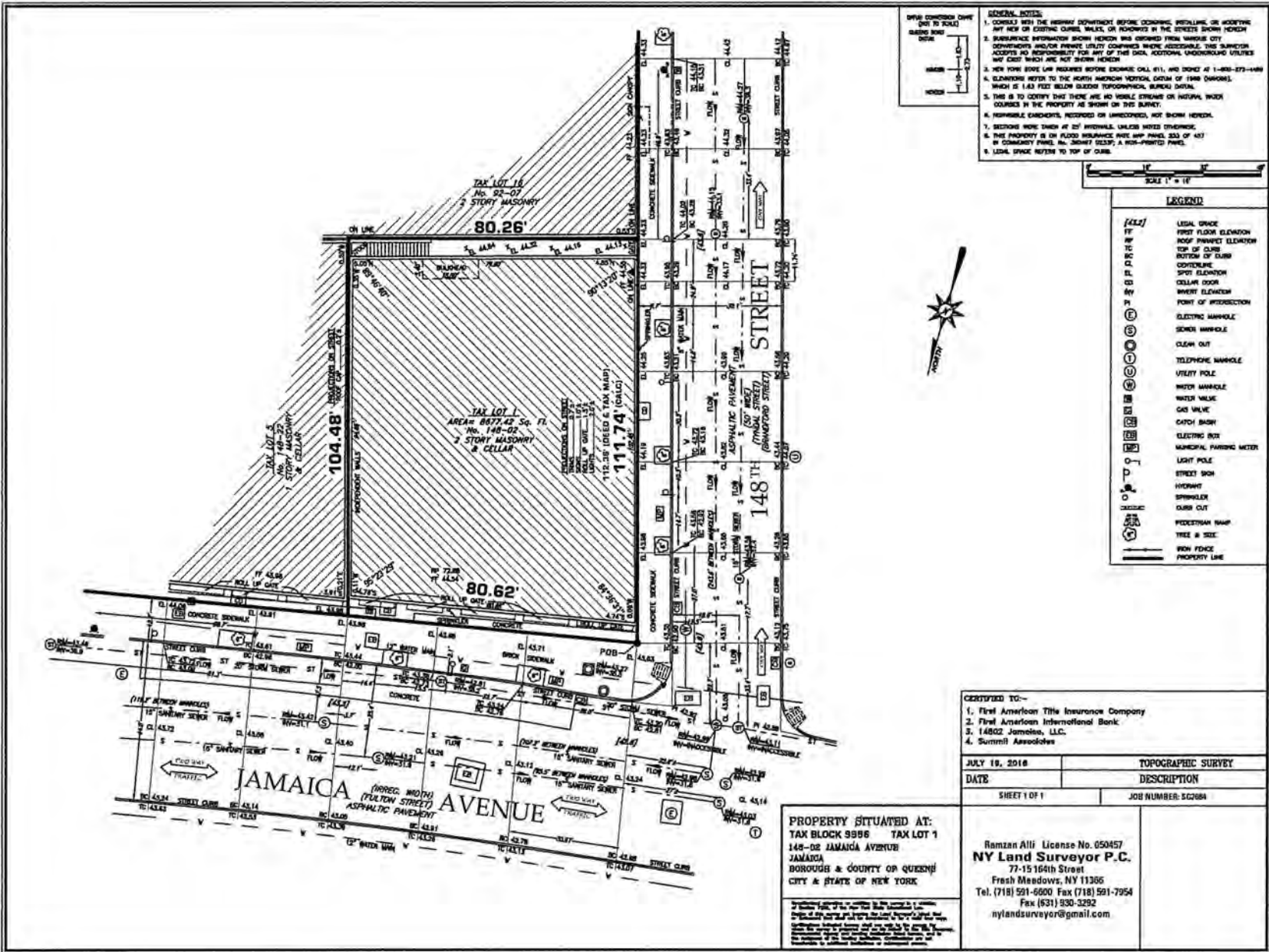
148-02 Jamaica Avenue  
Jamaica, NY 11435

John Wilmarth 516 640-5440 Ext 1 john@metroccb.com

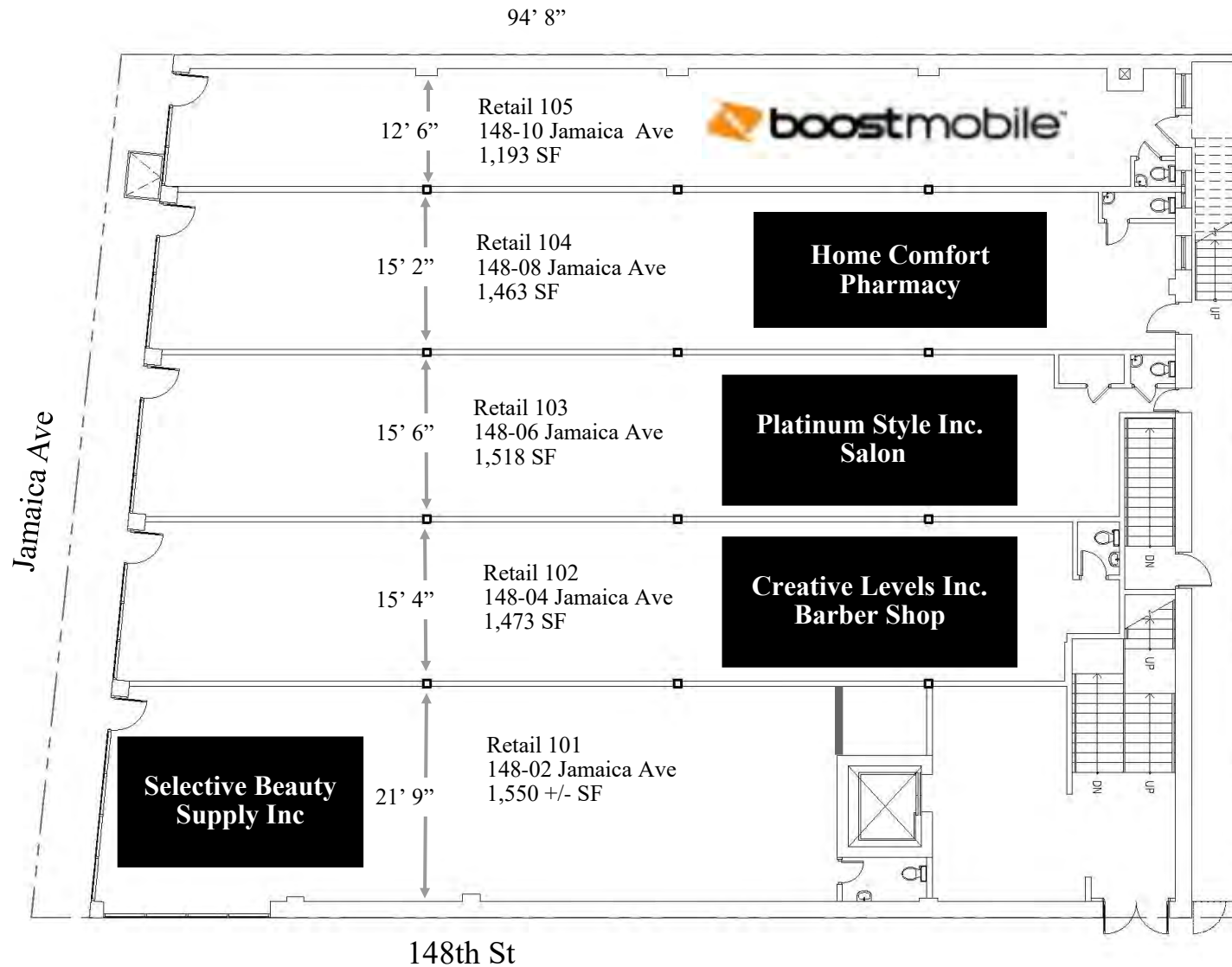


The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.





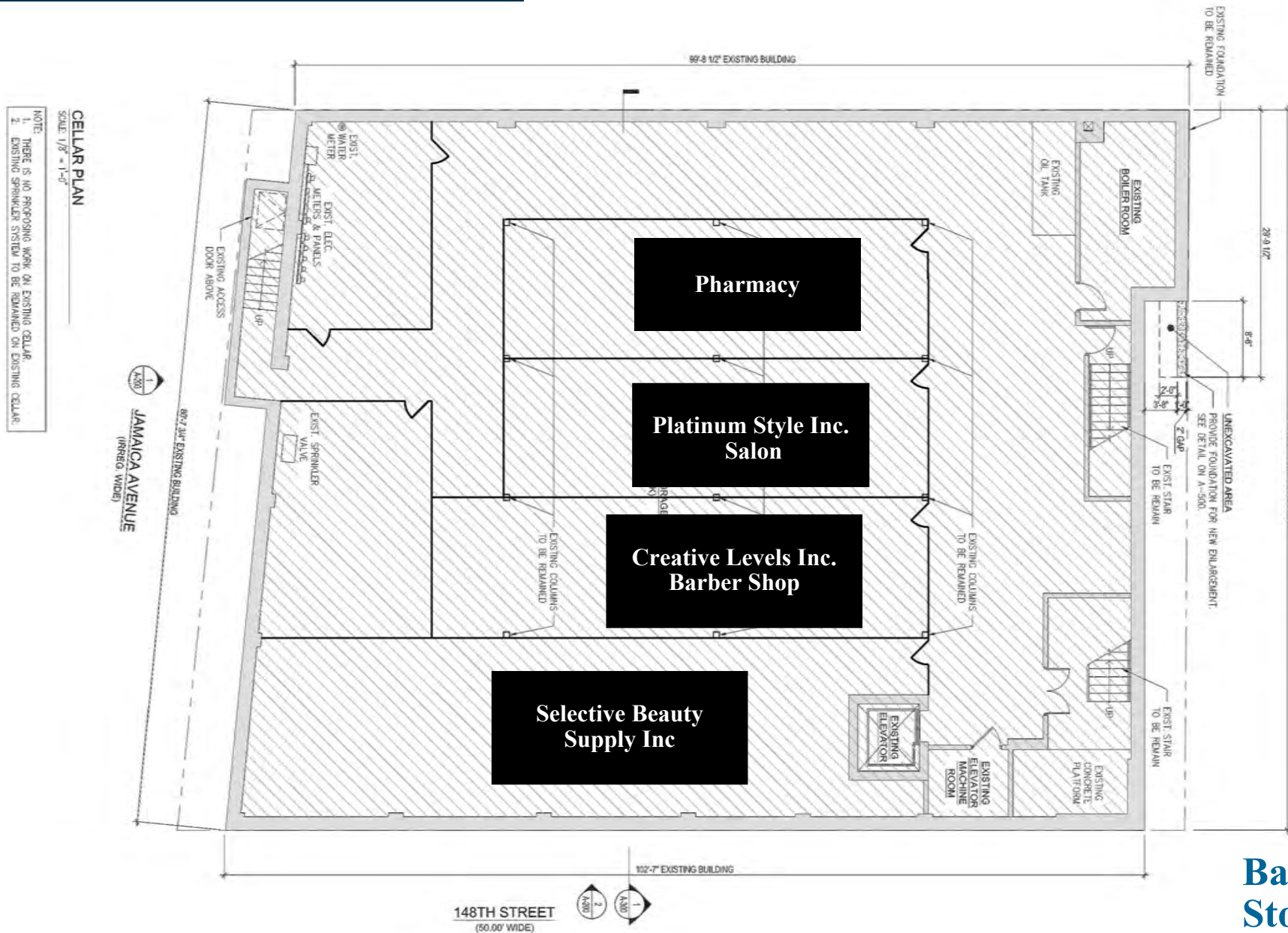
The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.



## First Floor

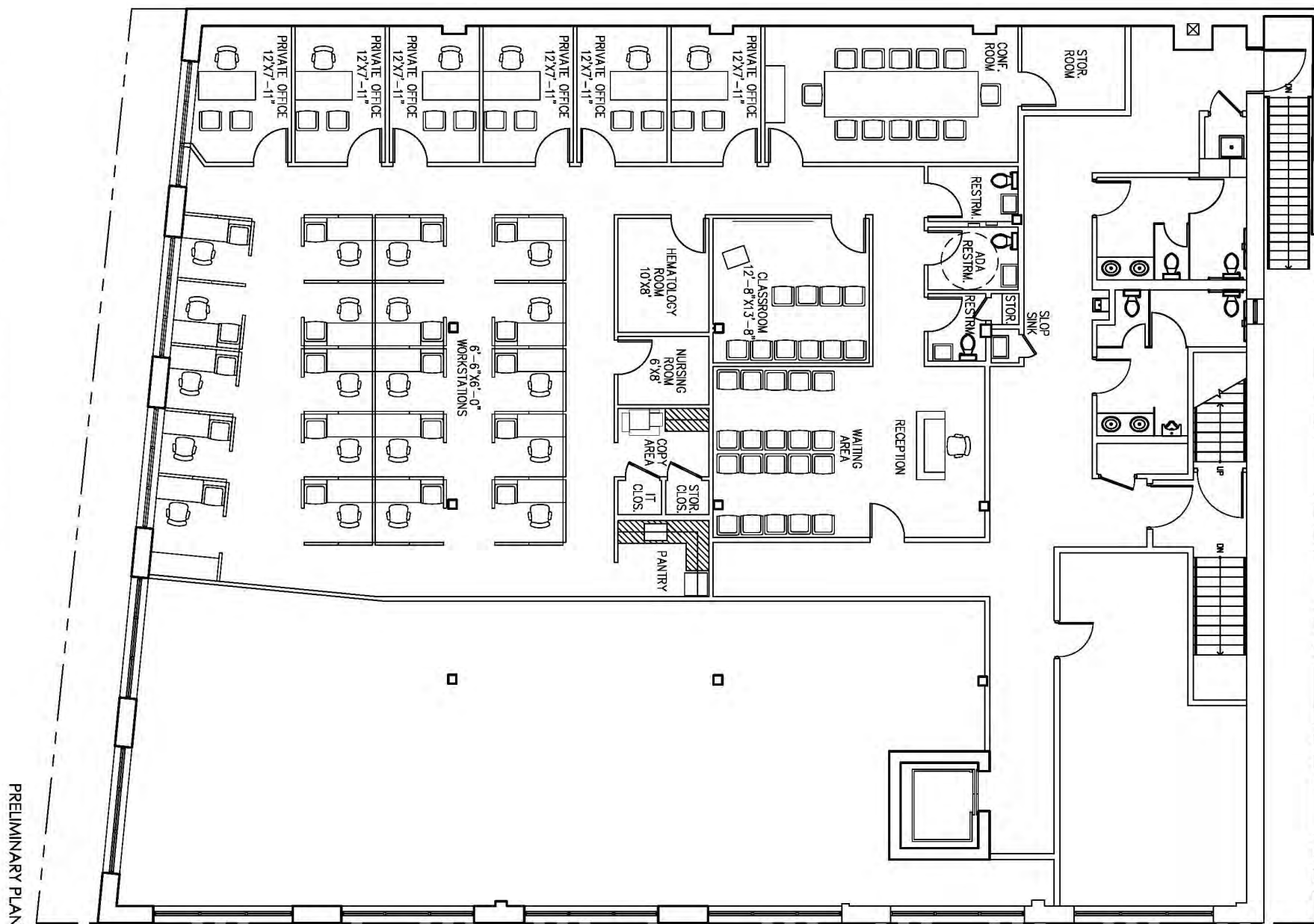
The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.





## Basement Storage

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.



The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

**C6 districts** permit a wide range of high-bulk commercial uses requiring a central location. Most C6 districts are in Manhattan, Downtown Brooklyn and Downtown Jamaica; a C6-3D district is mapped in the Civic Center area of the Bronx. Corporate headquarters, large hotels, department stores and entertainment facilities in high-rise mixed buildings are permitted in C6 districts.

C6-1, C6-2 and most C6-3 districts, typically mapped in areas outside central business cores, such as the Lower East Side and Chelsea, have a commercial floor area ratio (FAR) of 6.0; the C6-3D district has an FAR of 9.0. C6-4 through C6-9 districts, typically mapped within the city's major business districts, have a maximum FAR of 10.0 or 15.0, exclusive of any applicable bonus. Floor area may be increased by a bonus for a public plaza or Inclusionary Housing.

C6 districts are widely mapped within special districts. C6-4.5, C6-5.5, C6-6.5 and C6-7T districts are mapped only within the Special Midtown District and have unique floor area ratios and bonus rules. C6-1G, C6-2G, C6-2M and C6-4M districts are mapped in Chinatown and Chelsea and in the Special Garment Center District, and have rules for the conversion of non-residential space to residential use. C6 districts are well served by mass transit, and off-street parking is generally not required, except within the C6-3D district.

C6	General Central Commercial District													
	C6-1	C6-2	C6-3	C6-4	C6-5	C6-7	C6-6	C6-1A	C6-2A	C6-3A	C6-3D	C6-3X	C6-4A	C6-4X
				C6-8			C6-9							
Commercial FAR	6.0			10.0		15.0		6.0			9.0	6.0	10.0	
Residential District Equivalent	R7-2	R8	R9	R10				R6	R8A	R9A	R9D	R9X	R10A	R10X
Required Accessory Parking PRC-B	None													
Permitted Sign Regulations (surface area)	5 X street frontage (500 sf total)				No restriction			5 X street frontage (500 sf total)						

Tower regulations allow a building to penetrate the sky exposure plane, which results in buildings taller than those allowed under Quality Housing regulations. Most of Midtown and Lower Manhattan are mapped R10 districts or high density commercial districts with an R10 residential district equivalent.

Standard towers, which do not require a base, are permitted only on narrow streets in R10, C1-9 and C2-8 districts, and on both wide and narrow streets in primarily Commercial Districts (C4-6, C4-7, C5, C6-4, C6-5, C6-6, C6-7, C6-8, C6-9). The tower footprint may cover no more than 40% of the area of the zoning lot, or up to 50% on lots smaller than 20,000 square feet. Like a tower-on-a-base, a standard tower must be set back from the street line at least 10 feet on a wide street, and 15 feet on a narrow street. Unlike a tower-on-a-base, there is no minimum lot coverage requirement and no rule regarding distribution of floor area. In mixed buildings, a floor area bonus of up to 20% can be achieved by providing a public plaza.

High-Density Non-Contextual Residence District											
R10		FAR	Open Space Ratio	Lot Coverage		Base Height	Sky Exposure Plane	Tower Lot Coverage	DU Factor	Required Parking	
		max.	range	Corner	Other	min-max		min-max		Basic	IRHU
Standard Tower	Basic	10.00	n/a	n/a		n/a	Starts at 85 ft	n/a-40%	680	40% of DU	12% of IRHU
	Inclusionary			100%	70%	60-85 ft	n/a	30%-40%			

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.