

FOR SALE



148-02 Jamaica Avenue

Jamaica, Queens County, NY 11435

Two Story Commercial Building with Additional Air Rights

Fully Leased

For Sale: \$12,990,000

Metro Commercial & Business Brokers, Inc.

www.metrocbb.com

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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: \$734,723

RE Tax 23/24 149,230

Insurance: 15,000

Expenses: 11,365

NOI: \$559,128

ZONING C6-3

FAR

Residential: 7.52

Commercial: 6.00

Community Facility: 10.00

Remaining Development Rights

Residential: 50,424 SF

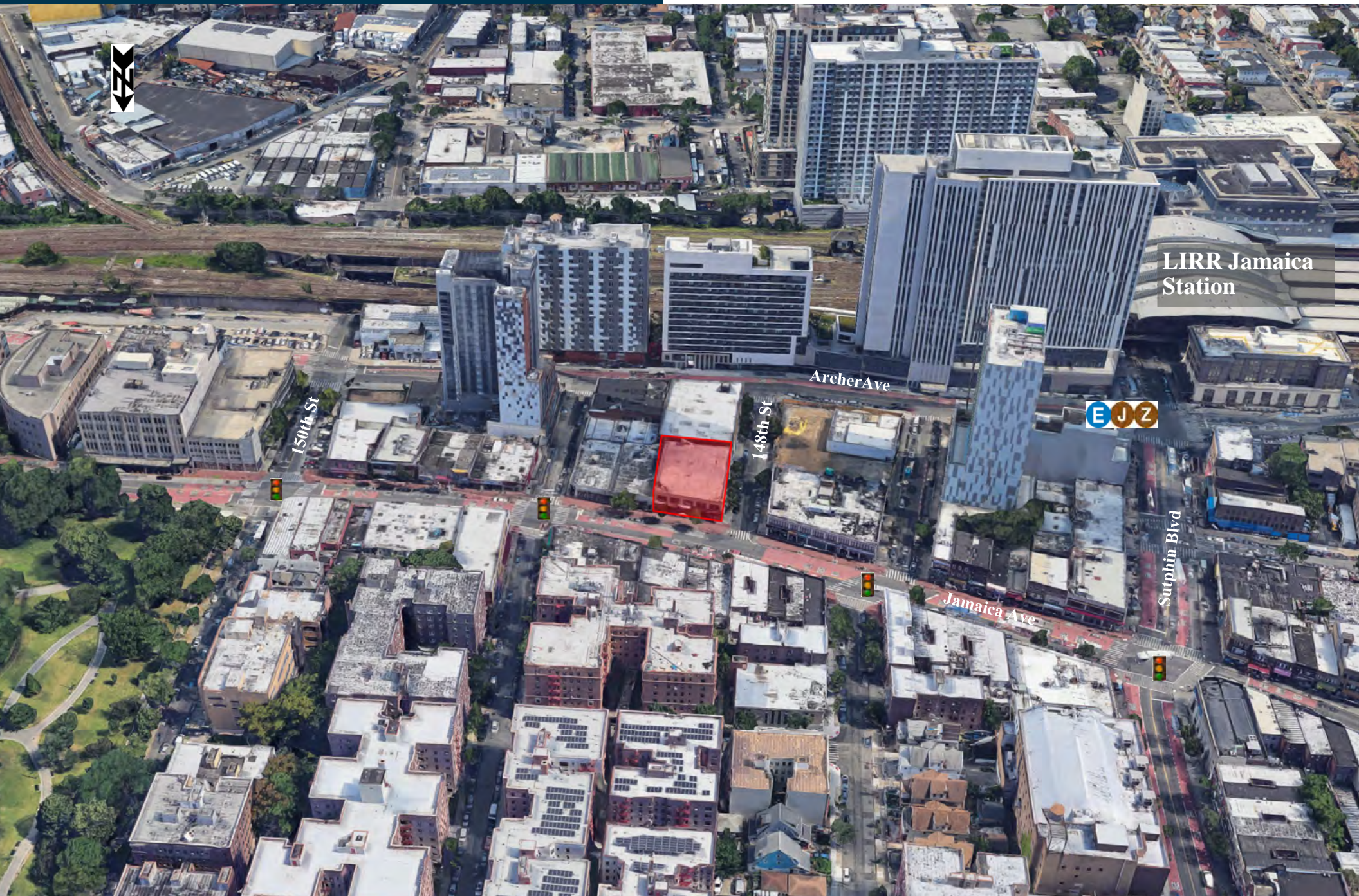
Commercial: 37,200 SF

Community Facility: 72,000 SF

Bonuses may be available for inclusion-ary housing.

Potential purchasers should consult their architect.

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.



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