FOR GROUND LEASE
SUBMIT ALL PROPOSALS

100-01 LIBERTY AVENUE

Ozone Park, NY 11417 | **Queens**

BLOCKFRONT 14K SQ. FT. LOT
AVAILABLE FOR LONG-TERM GROUND LEASE

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1 Blockfront
14K SF Lot with 345’ of Linear Frontage

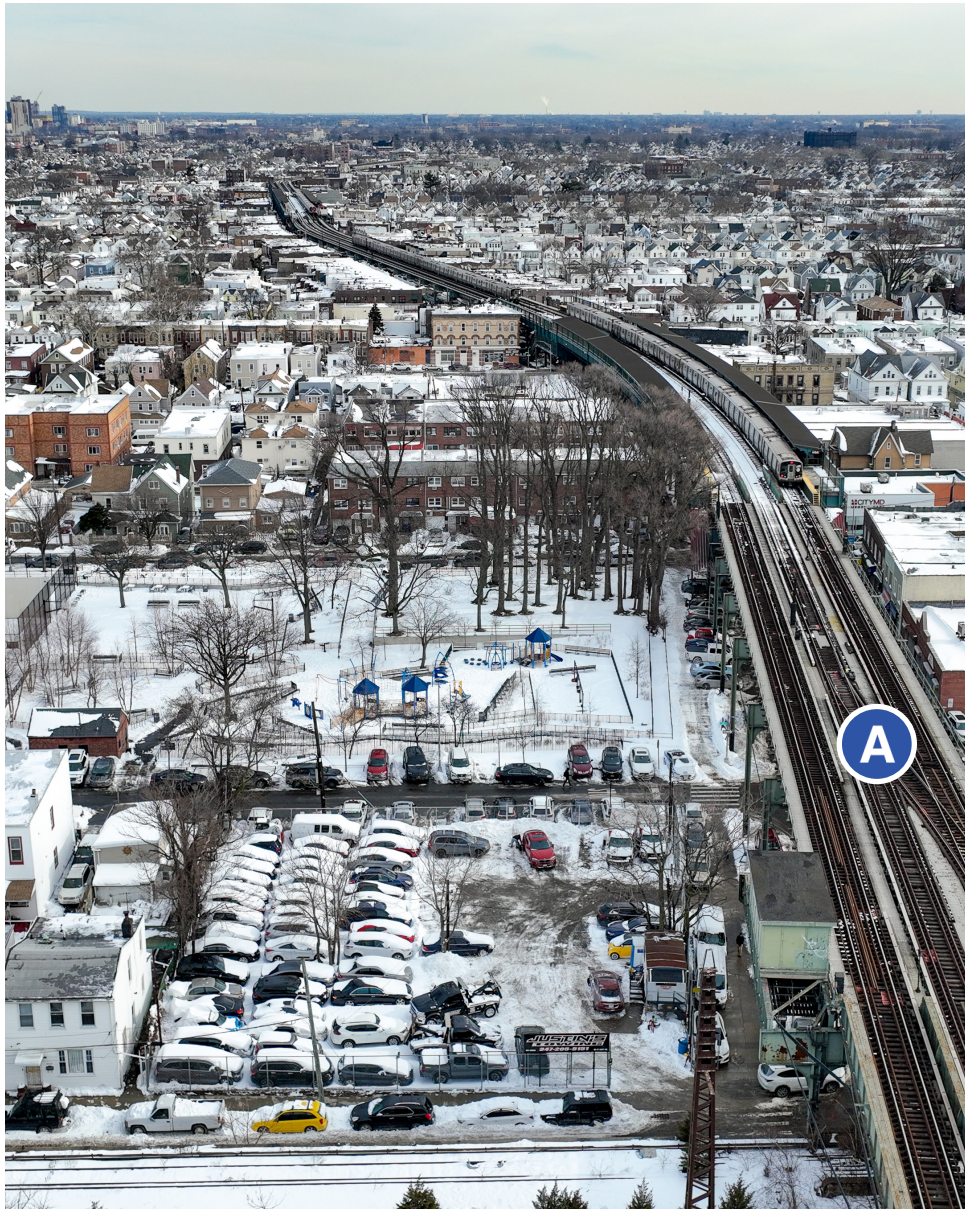
#2 **Available for Ground Lease**

#3 Over 120 Ft. of Frontage
On Liberty Avenue

#4 One block away from the
A line Subway Station at 102nd Street & Liberty Avenue

#5 Neighboring Retailers:
CVS Pharmacy, CityMD, IHOP, Bowl 360, & More

#6 Highly trafficked thoroughfare with
40,000+ cars passing nearby daily



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the ground lease of **100-01 LIBERTY AVENUE** — in Ozone Park, Queens NY.

The property is currently unimproved, and is utilized as a parking lot for a local towing company. The site is zoned R6B/R4-1 with a C2-3 commercial overlay. The block front lot offers retailers and developers generous exposure with over 345' of linear frontage. Positioned just a few blocks off of the cross section of Liberty Avenue, Rockaway Boulevard and Woodhaven Boulevard, the property is a highly desirable location for a myriad of different commercial uses. Neighbors of the property include CVS Pharmacy, CityMD Urgent Care, IHOP, Aaron's Furniture, Bowl 360, Blink Fitness, and much more.

The property is just one block away from the A-line subway station at 102nd Street & Liberty Avenue. The Liberty Avenue thoroughfare sees an average daily traffic count of roughly 10,000 cars while the Liberty Avenue / Woodhaven Boulevard intersection sees more than 40,000 cars daily.

Ownership would also consider a potential build-to-suit. For additional information about the opportunity, please reach out to the exclusive brokers.

PROPERTY SUMMARY

PROPERTY INFORMATION			
Address			100-01 Liberty Avenue
Neighborhood			Ozone Park
County			Queens
Block			9504
Lot(s)	**37**	**36**	**32**
Lot Dimensions			122.34' x 118.86'
Lot SF			13,695

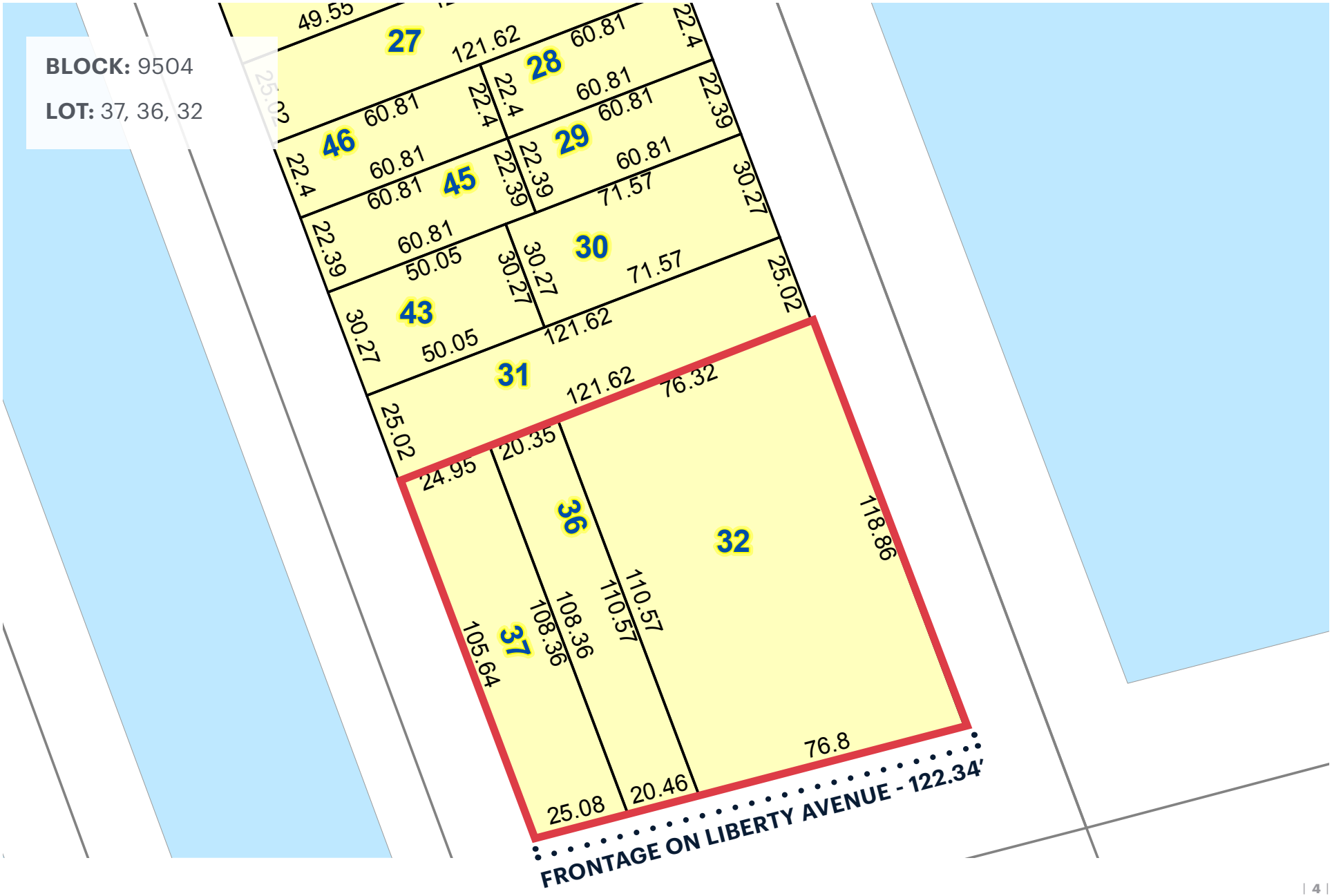
ZONING INFORMATION			
Zoning			R6B, R4-1, C2-3
Residential FAR (As-of-Right)			2.0 / 0.90 - Blended
Residential Buildable Sq. Ft. (As-of-Right)			25,500
Commercial Buildable SF			24,400

NYC TAX INFORMATION			
Annual Property Tax (21/22)	**$10,010**	**$6,805**	**$21,472**
Combined Property Tax (21/22)	$38,287		

TAX MAP

BLOCK: 9504

LOT: 37, 36, 32



RETAIL MAP

NEARBY POINTS OF INTEREST	DISTANCE	TRAVEL TIME
(A) Oxford Ave Station	0.2 mi	2 min
Resort World Casino	0.9 mi	4 min
Belt Parkway	1.2 mi	6 min
Van Wyck Expressway	1.9 mi	10 min
JFK International Airport	3.0 mi	12 min

PROPERTY PHOTO

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.
srp@ripcony.com
718.663.2639

KEVIN SCHMITZ
kschmitz@ripcony.com
718.663.2644

KEVIN LOUIE
klouie@ripcony.com
718.663.2642

ANDREAS EFTHYMIOU
andreas@ripcony.com
718.663.2643

CHARLIE DUPONT
cdupont@ripcony.com
718.663.2649

FOR FINANCING INQUIRIES:

STEVEN SPERANDIO
sls@ripcony.com
917.975.3260

MATTHEW SHATZ
mas@ripcony.com
732.239.0078

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.