



**FOR SALE**  
**ASKING PRICE \$1,975,000**  
**TO BE DELIVERED VACANT**

# 43-18 GREENPOINT AVENUE

Sunnyside, NY 11104 | **Queens**

SUNNYSIDE  
MIXED-USE BUILDING  
3 BLOCKS FROM  
QUEENS BLVD 7 TRAIN

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

**Building to be delivered vacant**

Allowing for end user  
and/or lease up flexibility

---

#2

**Newly Renovated**

Two newly renovated two-bedroom  
residential units & one ground floor  
commercial unit

---

#3

**Conveniently Located**

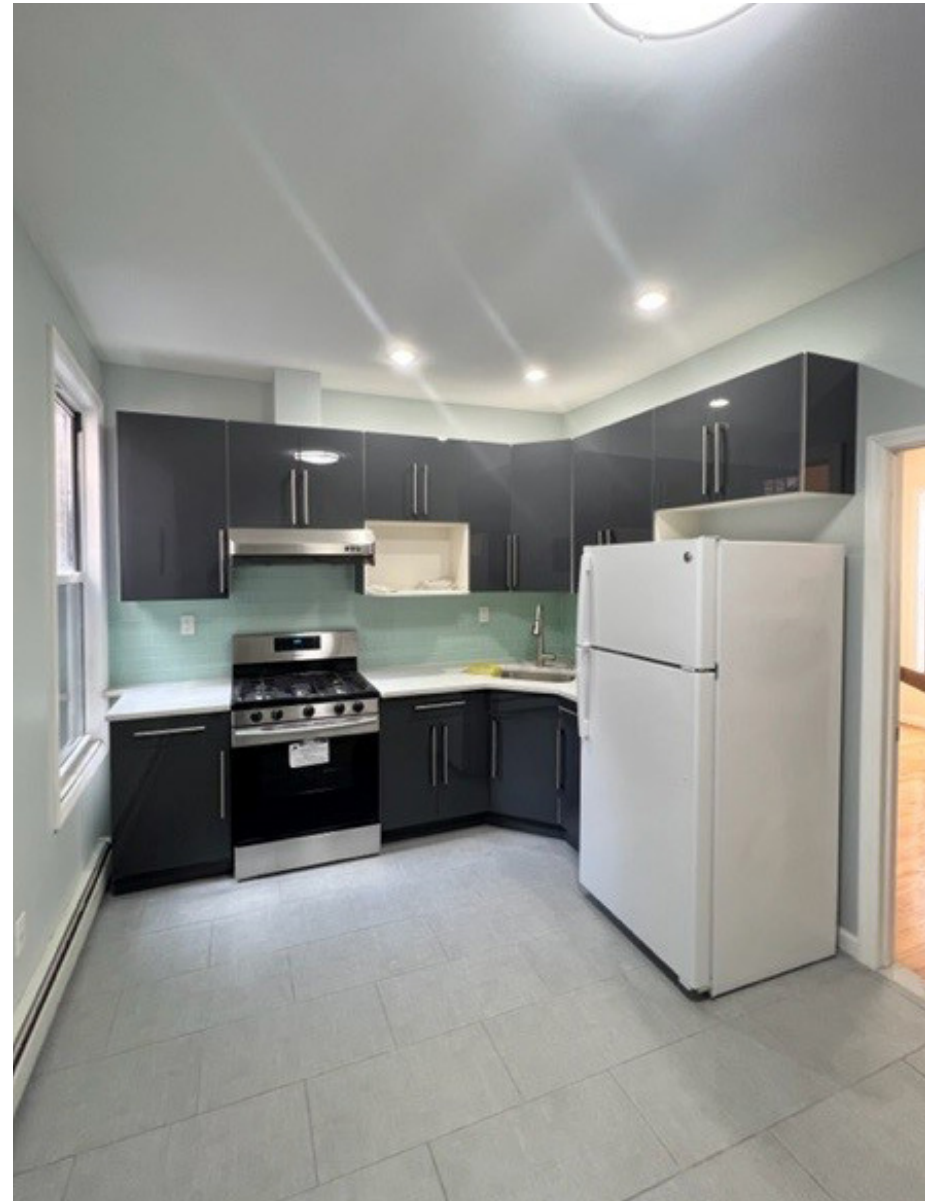
3 blocks from Queens Blvd &  
7 train with seamless connectivity  
to Manhattan

---

#4

**Proximity to national and local  
retailers along Greenpoint Avenue  
& Queens Boulevard**

---



# PROPERTY OVERVIEW



## PROPERTY SUMMARY

### THE OFFERING

Property Address	43-18 Greenpoint Avenue, Sunnyside, NY 11104
Location	Located on the southeast side of Greenpoint Avenue between 44th Street and 43rd Street
Block / Lot	173 / 26

### PROPERTY INFORMATION

Gross Lot SF	1,594 SF (approx.)
Lot Dimensions	24' X 66.42' (irr.)
Number of Buildings	1
Stories	2
Basement	Yes
Gross Building SF	2,200 SF (approx.)
Building Dimensions	18.58' X 66' (approx.)
Residential Units	2
Commercial Units	1
Total Units	3

### ZONING INFORMATION

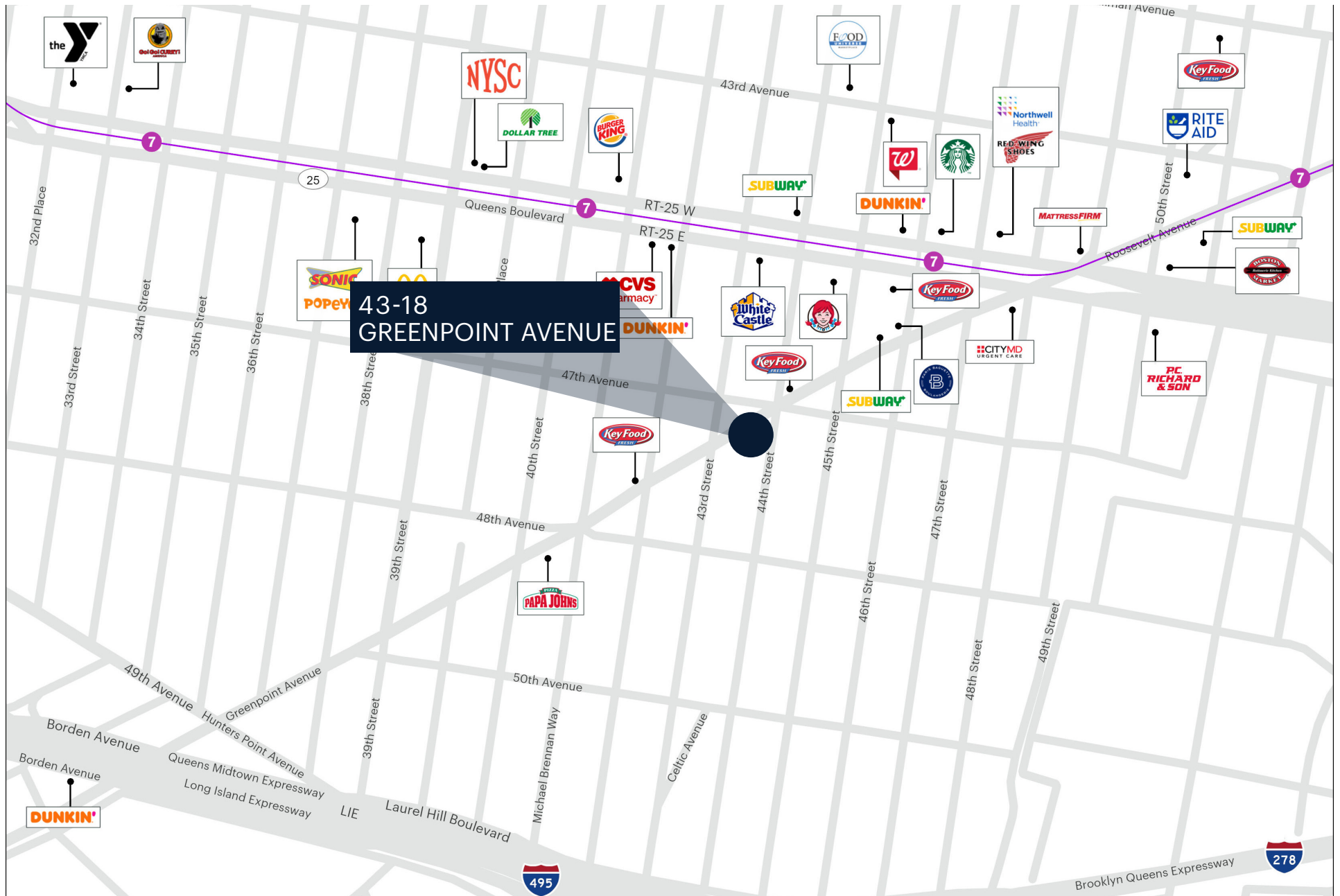
Zoning	R6A, C1-4
Floor Area Ratio (As-of-Right)	3.00
Buildable Sq. Ft. (As-of-Right)	4,782 SF (approx.)
FAR Max (IH Bonus)	3.60
Buildable Sq. Ft. (Max)	5,738 SF (approx.)
Community Facility FAR	3.00
Community Facility BSF	4,782.00 SF (approx.)

### NYC TAX INFORMATION

Assessment (23/24)	\$38,572
Tax Rate	20.309%
Taxes (23/24)	\$7,834

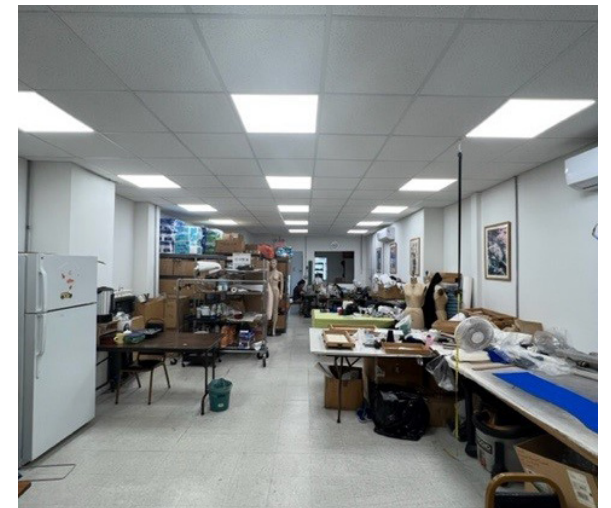
**43-18 GREENPOINT AVENUE  
FOR SALE**

# RETAIL MAP



43-18 GREENPOINT AVENUE  
FOR SALE

## PROPERTY PHOTOS



# CONTACT EXCLUSIVE AGENTS

## FOR SALE INQUIRIES:

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

**ANDREAS EFTHYMIU**  
andreas@ripcony.com  
718.663.2643

**CHRISTIAN ALLIMONOS**  
callimonos@ripcony.com  
718.663.2651

## FOR FINANCING INQUIRIES:

**STEVEN SPERANDIO**  
sls@ripcony.com  
917.975.3260