23-20 JACKSON AVENUE LONG ISLAND CITY, NY

JACKSON SQUARE

MIXED-USE COMMERCIAL INVESTMENT OPPORTUNITY IN THE HEART OF COURT SQUARE

RIPCO
INVESTMENT SALES

80-02 Kew Gardens Road, Suite 305 Queens, 11415 | ripcony.com

INVESTMENT **HIGHLIGHTS**

#1

LEASEHOLD OPPORTUNITY
Favorable 99-year ground lease with 25-year ICAP abatement

#2

IDEAL UNIT MIX
82,848 SF comprised of retail, office, hospitality, cellar and rooftop event space

#3

FULLY-LEASED WITH LONG-TERM LEASES AND PREMIER TENANCY

#4

A COMMUTER'S DREAM
Less than 10 minute commute from Midtown Manhattan via Court Square Subway Station, and one half-mile to Hunters Point LIRR providing easy transportation to/ from Long Island

Sonder

COMPASS

GNC

Spectrum

THE TIPPLER NYC

PROPERTY **INFORMATION**

THE OFFERING

Address	23-20 Jackson Avenue, Long Island City, NY 11101
Location	South side of Jackson Avenue between Pearson Street and Davis Street
Block / Lot	85 / 05

PROPERTY INFORMATION

Property Type	**Retail / Office / Hospitality**
Asset	**Leasehold**
Gross Lot SF	10,000 SF (approx.)
Lot Dimensions	100' X 100' (approx.)
Number of Buildings	1
Stories	9
Gross Building SF	**82,848 SF (approx.)**
Above Grade SF	72,885 SF (approx.)
Below Grade SF	9,963 SF (approx.)
Building Dimensions	100' X 100' (approx.)
Commercial Units	6

ZONING

Zoning	M1-5/R7-3, LIC
FAR (As of Right / Max)	5.0

NYC FINANCIAL INFORMATION

Assessment (22/23)	$3,571,381 (pre ICAP)
Tax Rate	10.755%
Taxes (22/23)	$384,102
Tax Class	4

FOR MORE INFORMATION

PLEASE FOLLOW LINK TO EXECUTE

PRINCIPAL NDA **BROKER NDA**

CITIWIDE 718.482.0300 SELF STORAGE
CITIWIDE
SELF STORAGE
COURT SQUARE
SUBWAY STATION
G 7 E M

PREMIUM RENTALS
LOCATED STEPS FROM
COURT SQUARE STATION

LESS THAN 10 MINUTE COMMUTE
FROM MIDTOWN MANHATTAN

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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.