



FOR SALE
ASKING PRICE \$3,950,000
PRICE PER BUILDABLE SF \$109

LENDER OWNED

84-18
QUEENS
BOULEVARD

Elmhurst, NY 11385 | **Queens**

REO BLOCK-THROUGH
MIXED-USE
DEVELOPMENT SITE W.
APPROVED PLANS



RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

REO Opportunity

Block-through mixed-use development site w. approved plans

#2

Convenient Location

Adjacent to the M/R Subway at Grand Avenue-Newtown, several bus lines, and minutes to the Long Island Expressway

#3

Surrounded by diverse local restaurants along with national and regional credit retailers including Target, Starbucks, Macy's, Flushing Bank and many more

#4

Tremendous Exposure

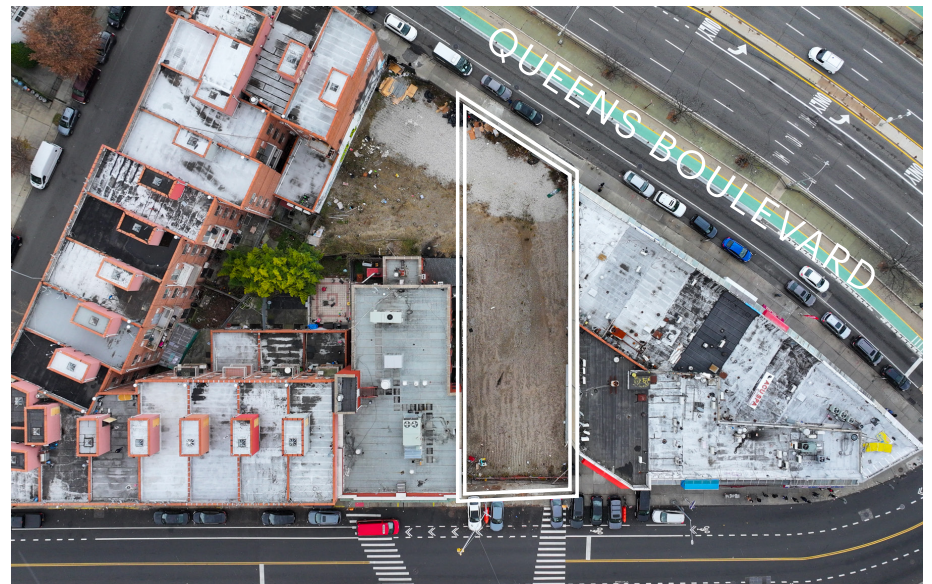
60' frontage on Queens Boulevard with +100,000 annual average daily traffic (AADT) and 50' frontage on Grand Avenue with +51,000 AADT

#5

Site is being offered **AS-IS / WHERE-IS** due to REO status.

#6

**Lender Financing Available –
Inquire for more information**



PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Property Address	84-18 Queens Boulevard Elmhurst, NY 11373
Block / Lot	2477 / 23
Lot Dimensions	59.7' x 167.73' (irr.)
Gross Lot SF	7,571 SF (approx.)

ZONING INFORMATION

Zoning	R6 / C2-2
Residential FAR (As-of-Right)	3.00 Wide Street
Residential BSF (As-of-Right)	22,713 SF (approx.)
Commercial FAR (As-of-Right)	2.00
Buildable SF (As-of-Right)	15,142 SF (approx.)
Community Facility FAR	4.80
Community Facility BSF (Max)	36,341 SF (approx.)

APPROVED PLANS

Stories	7
Residential Units	33
Parking Spaces	17

Zoning Floor Area (ZFA)

Residential Area	21,957 SF
Commercial Area	3,032 SF
Community Facility Area	5,692 SF
Total Area	30,681 SF

NYC TAX INFORMATION

Assessment (23/24)	\$238,950
Tax Rate	10.5920%
Taxes (23/24)	\$25,310
Tax Class	4

**84-18 QUEENS BOULEVARD
FOR SALE**

RETAIL MAP

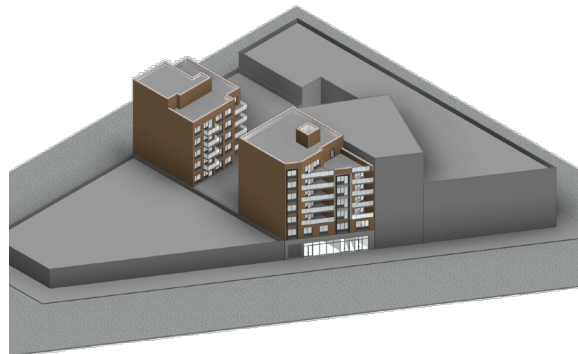


84-18 QUEENS BOULEVARD
FOR SALE

PROPERTY PHOTOS



RENDERING



CONTACT EXCLUSIVE AGENTS

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