FOR SALE
INQUIRE FOR PRICING GUIDANCE

44-02 60TH STREET

Woodside, NY 11377 | **Queens**

LINK TO NDA



26,400 ZFA MIXED-USE DEVELOPMENT SITE DELIVERED VACANT

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

4,400 SF Single Story Retail Building To Be Delivered Vacant

#2

R7X/C2-3 Zoning Allows For Residential or Mixed Use Development Potential

22,000 ZFA - As of Right OR 26,400 ZFA - UAP (Universal Affordability Preference).

#3

Corner Site With 50’ Of Frontage Along Queens Blvd

Over 175 FT of wrap around frontage along Queens Boulevard, 60th Street, and 44th Avenue, offering significant visibility and accessibility.

#4

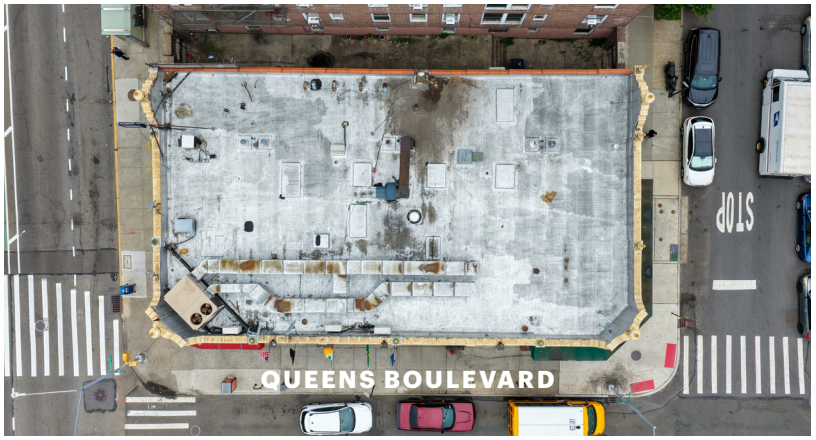
Superior Convenience for Commuters

Conveniently located near the 7 subway line and LIRR at 61st Street/Woodside, as well as the Brooklyn-Queens Expressway, allowing for a door-to-door commute to NYC in just 17 minutes.

#5

High-Growth Development Opportunity

Situated in one of NYC’s fastest-emerging and most desirable markets, offering exceptional potential for developers.





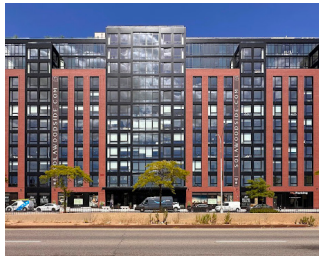


PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING		
Property Address		44-02 60th Street, Woodside, NY 11377
Location		Located on the northwest corner of Queens Boulevard and 60th Street.
Block / Lot		1334 / 77
PROPERTY INFORMATION		
Gross Lot SF		4,400 SF (approx.)
Lot Dimensions		87.2’ x 50’ (approx.)
ZONING INFORMATION		
Zoning		R7X / C2-3
Street Width		200' / 60'
Street Width Classification		Wide / Narrow
	FLOOR AREA RATIO	**BUILDABLE SF**
Commerical	2.00	8,800 SF (approx.)
Residential (As-of-Right)	5.00	22,000 SF (approx.)
Residential (UAP)	6.00	26,400 SF (approx.)
TAX INFORMATION		
Assessment (25/26)		$498,240
Tax Rate		10.8480%
Annual Property Tax (25/26)		$54,049
Tax Class		4

SURROUNDING DEVELOPMENT



SOLA

72-01 Queens Boulevard, Woodside (Completed 2024)



65-25 QUEENS BLVD

65-25 Queens Boulevard, Woodside (Under Construction)



54-02 & 54-11

54-02 & 54-11 Queens Boulevard, Woodside (Planned Construction)



43-34 53RD STREET

43-34 53rd Street, Woodside (Completed 2023)



VIDA 52

43-15 52nd Street, Woodside (Completed 2023)



58-01 QUEENS BLVD

58-01 Queens Boulevard, Woodside (Under Development)



69-02 QUEENS BLVD

69-02 Queens Boulevard, Woodside (Completed 2022)



67-17 ROOSEVELT AVE

67-17 Roosevelt Avenue, Woodside (Under Construction)



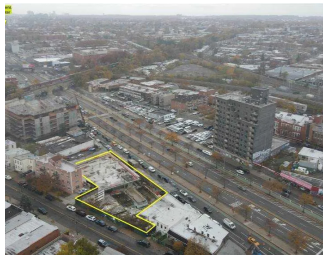
46-02 70TH STREET

46-02 70th Street, Woodside (Completed 2020)



ARCADIA

40-22 61st Street, Woodside (Arcadia Woodside, Completed 2023)



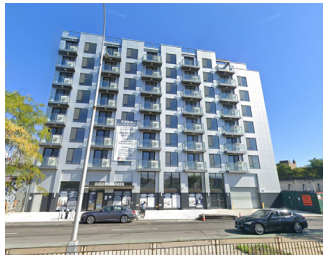
70-33 QUEENS BLVD

70-33 Queens Boulevard, Woodside (Completed 2019)



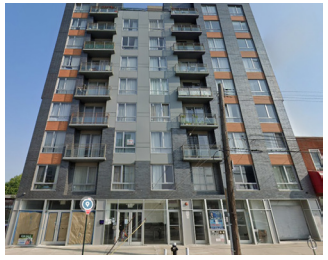
69-28 QUEENS BLVD

69-28 Queens Boulevard, Woodside (Completed 2016)



70-65 QUEENS BLVD

70-65 Queens Boulevard, Woodside Completed 2021)



70-09 QUEENS BLVD

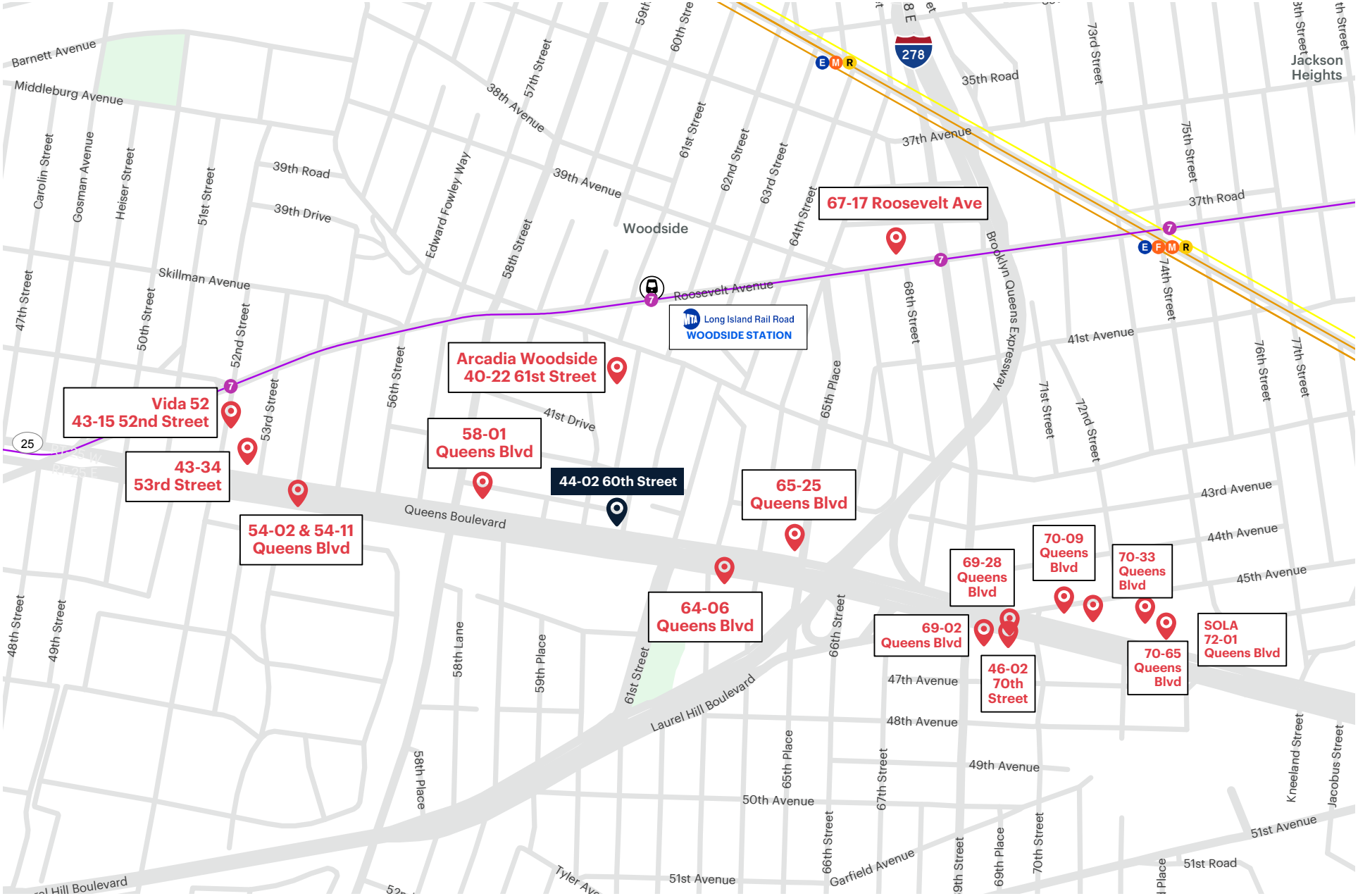
70-09 Queens Boulevard, Woodside (Completed 2016)



64-06 QUEENS BLVD

64-06 Queens Boulevard, Woodside (Completed 2017)

SURROUNDING DEVELOPMENT MAP



RETAIL MAP


44-02
60TH STREET
SITE
CUNY LAGUARDIA COMMUNITY COLLEGE
SHOPS AT NORTHERN BOULEVARD
ELMHURST HOSPITAL CENTER
Long Island Rail Road
WOODSIDE STATION
QUEENS PLACE MALL
QUEENS CENTER
Queens Boulevard
Northern Boulevard
Roosevelt Avenue
Brooklyn Queens Expressway
Laurel Hill Boulevard
Greenpoint Avenue
Hunters Point Avenue
Van Dam Street
34th Street
36th Avenue
31st Street
21st Street
Broadway
39th Street
58th Street
60th Place
66th Street
67th Street
68th Street
69th Street
81st Street
82nd Street
Junction Boulevard
Corona Avenue
51st Avenue
59th Avenue
Maurice Avenue
Calamus Avenue
Grand Avenue
Long Island Expressway
Eliot Avenue
54th Avenue
Queens Midtown Expressway
Borden Avenue
Starr Avenue
Haberman
Maspeth
QUEENS
KINGS
Met

THE NEIGHBORHOOD

WOODSIDE is one of Queens' most vibrant and culturally diverse neighborhoods, offering a rich blend of traditions, cuisines, and entertainment options. Known for its lively and welcoming atmosphere, the neighborhood is a haven for food enthusiasts and nightlife seekers alike. Roosevelt Avenue, the main artery of Woodside, hums with energy beneath the elevated 7 train tracks, featuring a plethora of diverse eateries, small businesses, and iconic local spots like Donovan's Pub, a staple for Irish-American comfort food.

A hallmark of Woodside's charm is its unique mix of architecture. While Tudor-style multifamily homes dominate the landscape, the neighborhood has experienced a surge of modern development in recent years. This transformation reflects Woodside's growing appeal to families and young professionals seeking affordable housing with convenient access to Manhattan and other boroughs.

Woodside's reputation as a transit hub is well-earned, with excellent connectivity provided by the Long Island Rail Road, the 7 subway line, and multiple bus routes. The neighborhood's strategic location near major highways like the Brooklyn-Queens Expressway and the Grand Central Parkway makes it an ideal base for commuters and travelers alike.

In addition to its rich cultural tapestry, Woodside is a community that values its green spaces and local traditions. Doughboy Park and Windmuller Park provide peaceful escapes for families and locals, hosting seasonal events and activities throughout the year. The area is also home to a vibrant Filipino community, which hosts annual festivals and celebrations, further enriching the neighborhood's cultural diversity.

Whether you're a local or just passing through, Woodside's dynamic blend of history, culture, and modern conveniences makes it a standout neighborhood in the heart of Queens.









NOTABLE EATERIES

SriPraPhai
Renowned for its authentic Thai cuisine, SriPraPhai has been a cornerstone of Woodside's dining scene. Diners flock here for an extensive menu featuring dishes like crispy watercress salad and spicy catfish, all served in a warm, inviting atmosphere. Its beautiful outdoor garden provides a serene escape for a memorable dining experience.

Mis Tierras Colombianas
This vibrant eatery brings the rich flavors of Colombia to Woodside. Known for its generous portions, the menu boasts favorites like bandeja paisa and empanadas, offering a true taste of Colombian hospitality. Live music on weekends enhances the festive atmosphere and draws in loyal patrons.

Zaab Zaab
Highlighting the bold and spicy flavors of Isan Thai cuisine, Zaab Zaab has quickly become a standout in Woodside's dining landscape. Dishes such as larb and papaya salad are crafted with fresh ingredients, delivering a vibrant and memorable meal. Their inventive cocktails pair perfectly with the spice-forward dishes, elevating the dining experience.

Kasthamandap
Specializing in Nepali cuisine, Kasthamandap offers a unique dining experience with dishes like momo dumplings and traditional thali sets. The restaurant's authentic flavors and cultural ambiance provide a delightful culinary journey. The menu also includes vegetarian and vegan options, ensuring everyone can enjoy a taste of Nepal.

Donovan's Pub
A neighborhood institution since 1966, Donovan's is famed for its classic American fare, particularly its award-winning burgers. The pub's old-world charm and welcoming vibe make it a beloved gathering spot for residents. The warm and lively ambiance makes it perfect for both family dinners and casual meetups.







LOCATION STATISTICS



Average Travel Time from Property

To Penn Station
28 minutes via Woodside LIRR

To 69th Street / Roosevelt Avenue & 61st Street 7 Train – LIRR
15-20 minute walk

To Brooklyn-Queens Expressway
5 minutes drive via Queen Blvd on-ramp

To LaGuardia Airport
12 minutes drive via I-278 W / Brooklyn-Queens Expy

Woodside Daily Commuters
12,123 via 7 subway train at 61st / Woodside station

	0.5 MI	1 MI	3 MI
POPULATION	37,434	170,222	945,561
NUMBER OF HOUSEHOLDS	11,847	59,224	359,146
AVERAGE HOUSEHOLD INCOME	$108,998	$103,784	$359,146
MEDIAN HOUSEHOLD INCOME	$71,731	$74,351	$83,608
COLLEGE GRADUATES	30.87%	35.02%	40.53%
TOTAL BUSINESSES	681	3,995	25,230
TOTAL EMPLOYEES	6,485	51,083	363,171
DAYTIME POPULATION	26,086	135,779	812,750

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

PROPERTY PHOTOS



PROPERTY PHOTOS







CONTACT EXCLUSIVE AGENTS

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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.