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FANTASTIC DEVELOPMENTAL QUEENS ASSEMBLAGE
315 Feet frontage Block-Thru 4 Lot Package (290,000 Sq.Ft. Buildable)
Ideal use: 258 Apts..280 parking spots. 46,000 SF retail and 4,530 SF Community Facility

- * **Address:** 72-01 thru 72-17 Queens Blvd, Woodside, NY., 11377
Block: 1352 **Lots:** 125, and 121, and portion of Lot 11
- * **Address:** 72-30 45th Ave, Woodside, NY., 11377 (**Block:** 1352 **Lot:** 71)
- * **Lot Size:** 315 x 304 (irregular) Foot print of approximately **1.4 Acres** (59,000 Sq.Ft.)
- * **Zoning:** R7-X/C2-3 (Floor to Area Ratio 5.0) and a small parcel of R5 (1.25)
- * **Ideal Use:** Mixed use residential/commercial/professional, medical, etc., w/anchor tenant.
- * **Price:** ~~\$37,000,000~~ (\$127 Per SF Buildable) **Reduced to \$32,500,000 (\$109 per SF buildable)**



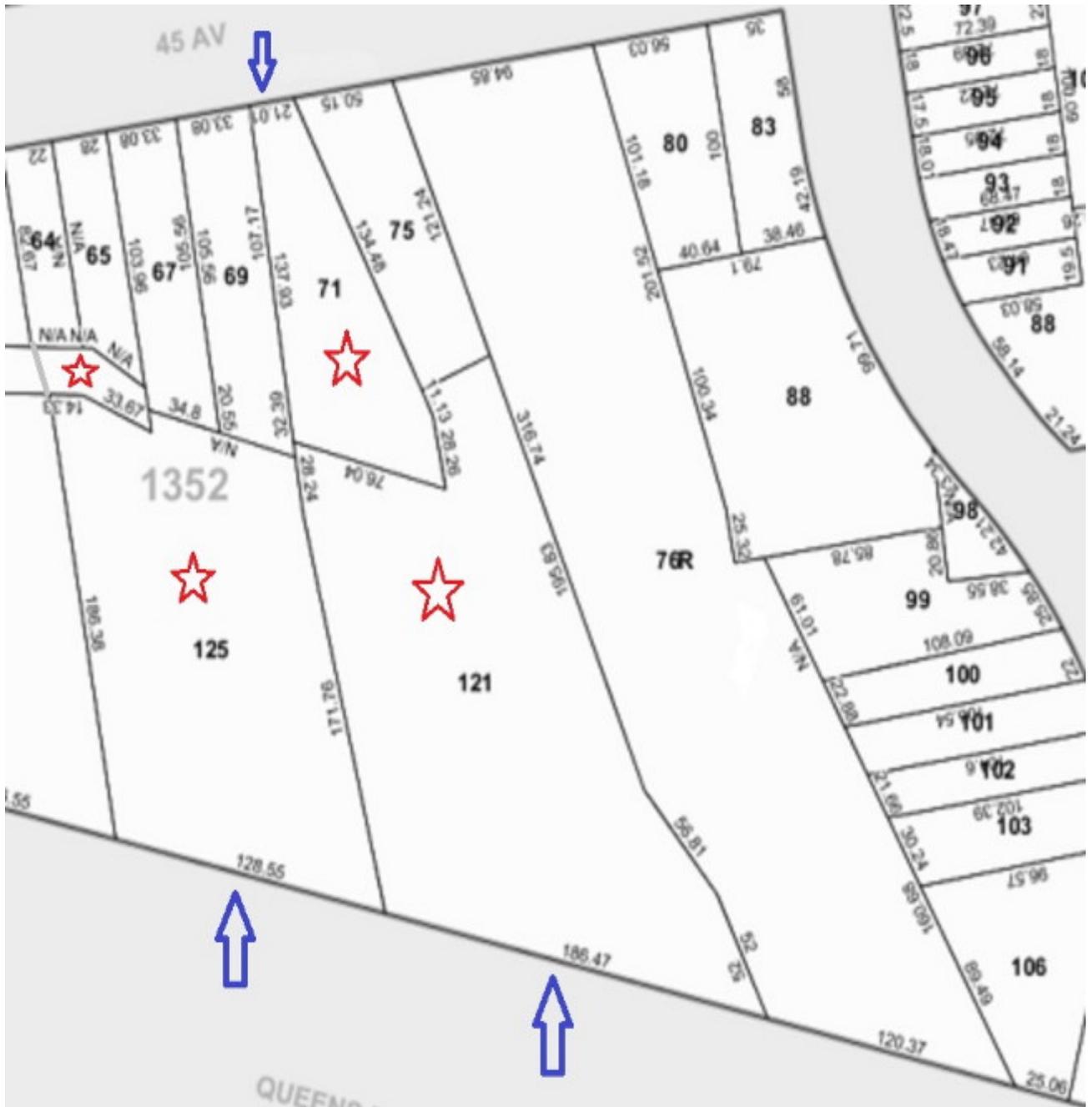
Location: Queens Blvd is the main street in the Borough of Queens. The subject is conveniently located ¾ of the mile to the Queens Center Mall. 4 Blocks to 5 subway lines & main bus depo. Only 1 block to express bus to Manhattan. 2 Major Highways are 2 blocks away. 3 Hospitals are nearby. Lots of schools are near. Only 5 Minutes to LaGuardia Airport and 15 minutes to Kennedy Airport. The neighborhood has gone thru a construction revival. Manhattan folks have discovered the area, since Astoria/LIC is too expensive. The property is located from between 2 & 6 blocks from three other historic NYC neighborhoods (Jackson Heights, Maspeth and Elmhurst). That means there are 4 neighborhoods within 6 blocks. In areas such as Williamsburg, Greenpoint, and Downtown Brooklyn, developers are paying up to \$400 per SF buildable. The rents for apartments in those areas are up to \$40+- per Sq.Ft. Here you can pay \$109 per SF buildable. The rents f/apartments are in the \$30+- per Sq.Ft. The financials add up to a developer on this site, as this makes financial sense.

Population: 1 MILE: 183,353 3 MILE: 911,245 5 MILE: 2,387,487

The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis, as well as, the proper buildable square footage allowed on these properties.

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TAX MAP



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BUILDING OUTLINES ON THE LOT

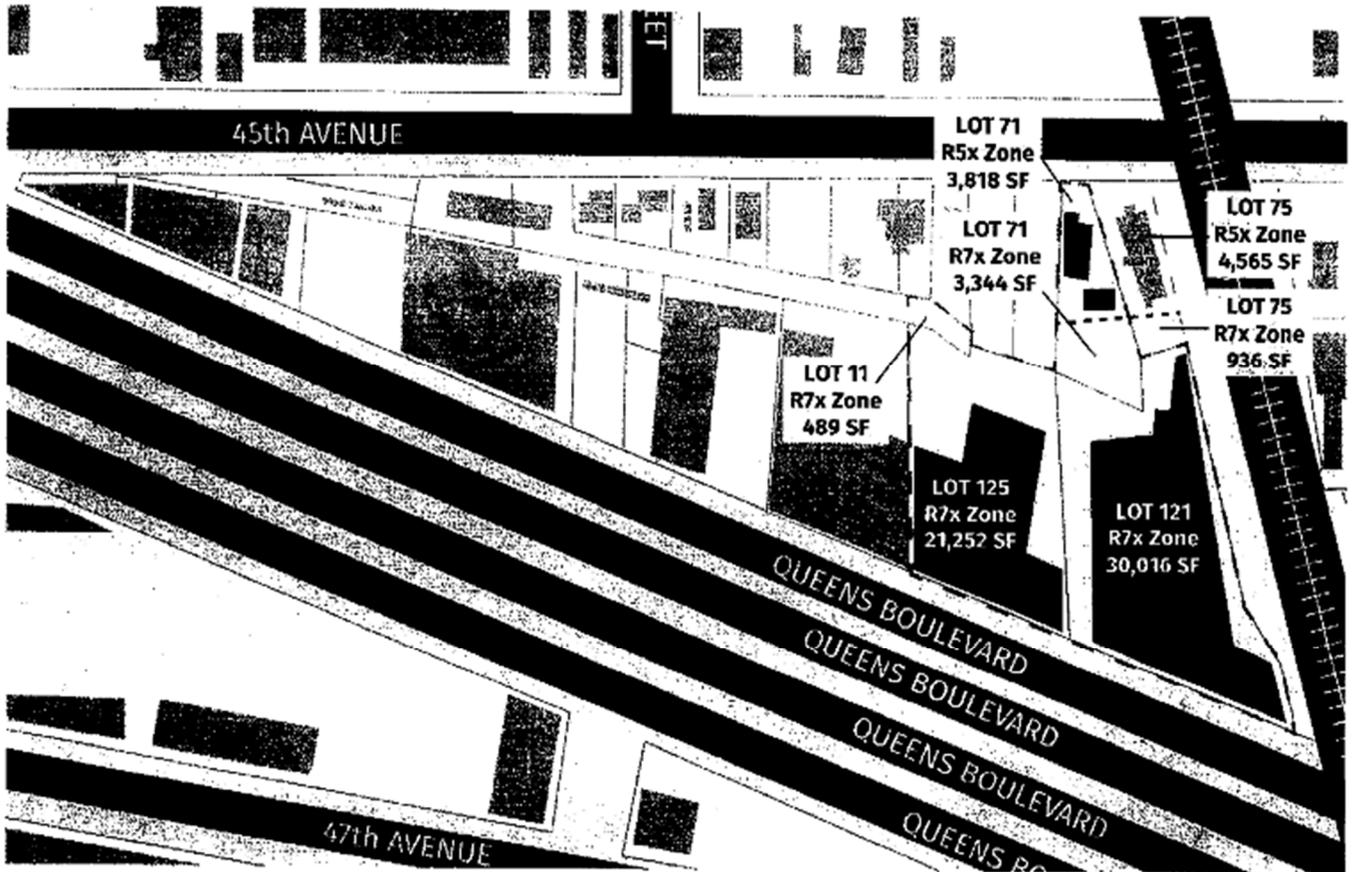



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PROPERTY OVERVIEW

Address:	72-01 & 72-17 Queens Boulevard 72-30 45th Avenue
Block Lots	1352 125 & 121 & 71 & a portion of 11
Frontage	315' on Queens Boulevard 21' on 45th Avenue
Lot Area	58,919
Existing Building Area (Gross SF)	56,228
Residential District ¹	R7x R5
Commercial Overlay ¹	C2-3 N/A
Residential FAR ¹	3.75x (5.0x with IH Bonus) 1.25x
Commercial FAR ¹	2.0x (5.0x with Community Facility) 2.0x with Community Facility
Inclusionary Housing Bonus Allowed ¹	Yes No
Community Facility Bonus Allowed ¹	Yes Yes
Air Rights ZSF ²	7,839
Maximum ZSF ²	290,976

- 1 - Zoning is split between the lots (125 & 121 & 11) | (71). Lot 71 is split zoned with a portion of the lot being zoned R7x.
- 2 - Assumes inclusionary housing bonus and community facility bonus. Includes available air rights from Lot 75.
- 3 - Air Rights from Lot 75 will be included in the Site. The square footage assumes the inclusionary housing bonus.





ZONING ANALYSIS

QUEENS BOULEVARD PARCELS

Site Address:	72-01 Queens Boulevard	72-17 Queens Boulevard	Alley ¹	Total
Lot:	125	121	Portion of 11	-
Lot Area:	21,252	30,016	489	51,756
Zoning:	R7X/C2-3	R7X/C2-3	R7X/C2-3	-
Base Far:	3.75	3.75	3.75	-
Base Zoning SF:	79,693	112,559	1,834	194,086
Existing Building:	To Be Demolished	To Be Demolished	0	0
Total Base Zoning SF:	79,693	112,559	1,834	194,086
BONUS FAR				
Community Facility (Max FAR):	5	5	5	-
Inclusionary Housing (Max FAR):	5	5	5	-
Maximum Zoning SF:	106,258	150,078	2,445	258,781
Existing Building:	To Be Demolished	To Be Demolished	0	0
Total Max Zoning SF:	106,258	150,078	2,445	258,781

45TH AVENUE PARCELS

Site Address:	72-30 45th Avenue (R5 Portion) ²	72-30 45th Avenue (R7x Portion) ²	72-34 45th Avenue (R5 Portion) ³	72-34 45th Avenue (R7x Portion) ³	Total ⁴
Lot:	71	71	75	75	-
Lot Area:	3,818	3,344	4,565	936	7,162
Zoning:	R5	R7X	R5	R7X	-
Base Far:	1.25	3.75	1.25	3.75	-
Base Zoning SF:	4,773	12,540	5,707	3,512	26,531
Existing Building:	To Be Demolished	To Be Demolished	5,974	0	5,974
Total Base Zoning SF:	4,773	12,540	-267	3,512	20,557
BONUS FAR					
Community Facility (Max FAR):	2	5	2	5	-
Inclusionary Housing (Max FAR):	0	5	0	5	-
Maximum Zoning SF:	7,637	16,720	9,131	4,682	38,170
Existing Building:	To Be Demolished	To Be Demolished	5,974	0	5,974
Total Max Zoning SF:	7,637	16,720	3,157	4,682	32,196

Notes:

- 1- The Site includes a portion of Lot 11. The lot is irregular with approximate dimensions of 16.71 x 33.66.
- 2- Lot 71 is split zoned between R5 and R7x. The R5 zone extends approximately 100 feet from 45th Avenue. Lot dimensions were measured to accurately allocate zoning.
- 3- Lot 75 is split zoned between R5 and R7x. The R5 zone extends approximately 100 feet from 45th Avenue. Lot dimensions were measured to accurately allocate zoning. Only air rights from Lot 75 are included in the Site. Air Rights are approximately 3,244 SF on a base zoning calculation and 7,839 SF on a max zoning calculation.
- 4- Total lot area does not include Lot 75.

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72-01 QUEENS BOULEVARD AND 72-17 QUEENS BOULEVARD

The parcel located at 72-01 Queens Boulevard, more accurately described as block 1352 and lot 125, consists of two commercial tenants, NYS Transmissions and CTU International Trading. These tenants pay a gross potential annual rent of \$221,796 and expire in March 2016 and July 2016, respectively. Both leases are subject to a demolition termination clause.

The parcel located at 72-17 Queens Boulevard, more accurately described as block 1352 and lot 121, consists of three commercial tenants, Safety League, Time Art Glass Etching, and Broadfeet Motorsport Equipment. These tenants pay a gross potential annual rent of \$326,248. Time

Art Glass Etching has a lease expiration date of November 2015 while Safety League and Broadfeet Motorsport Equipment have a lease expiration date of May 2016. None of the leases feature a demolition termination clause.

In addition to those two parcels, there is a 7,420 square foot alley that runs from 70-56 45th Avenue, behind several parcels, and ends behind 72-01 Queens Boulevard. The owner is in the process of subdividing a portion of that square footage, adding approximately 489 square feet to 72-01 Queens Boulevard.

The existing tenancy provides the opportunity for a developer to collect cash flow during the planning phase of the development site.

72-01 QUEENS BOULEVARD

Block Lot	1352 125
Dimensions	128' x 180' (Irr.)
Frontage	128' on Queens Blvd.
Lot Area	21,252
Existing Building Area (Gross SF)	17,042

72-17 QUEENS BOULEVARD

Block Lots	1352 121
Dimensions	186' x 306' (Irr.)
Frontage	186' on Queens Blvd.
Lot Area	30,016
Existing Building Area (Gross SF)	36,168

ZONING OVERVIEW

Residential District	R7X
Commercial Overlay	C2-3
Residential FAR	3.75x (5.0x with IH Bonus)
Commercial FAR	2.0x (5.0x with Community Facility)
Inclusionary Housing Bonus Allowed	Yes
Community Facility Bonus Allowed	Yes

72-01 QUEENS BOULEVARD



72-17 QUEENS BOULEVARD



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