

FEATURING:

- *200 Feet Linear frontage on a 5,100 corner lot
- *R7X/C2-3 Zoning. 25,500 Sq.Ft. Buildable
- *250,000+ persons within 1.5 miles
- *65,000 Daily vehicle traffic
- *Next to 2,000 apts and 2 schools
- *Ideal for restaurant, bank, medical, office, or build.
- *10+ vehicle parking
- *Next to the BQE East and West.
- *Tremendous Visibility

THE WEINBERGER TEAM
SALES-LEASING-APPRAISALS

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Multi locations to serve you: (1) 36-11 33rd St, Astoria, NY, 11106 (2) 27-04 Francis Lewis Blvd, Flushing, NY 11358 (3) 103-08 Metropolitan Ave, Forest Hills, NY 11375

Prime Queens Retail-Developmental Site
68-12 Queens Blvd, Woodside, NY, 11377

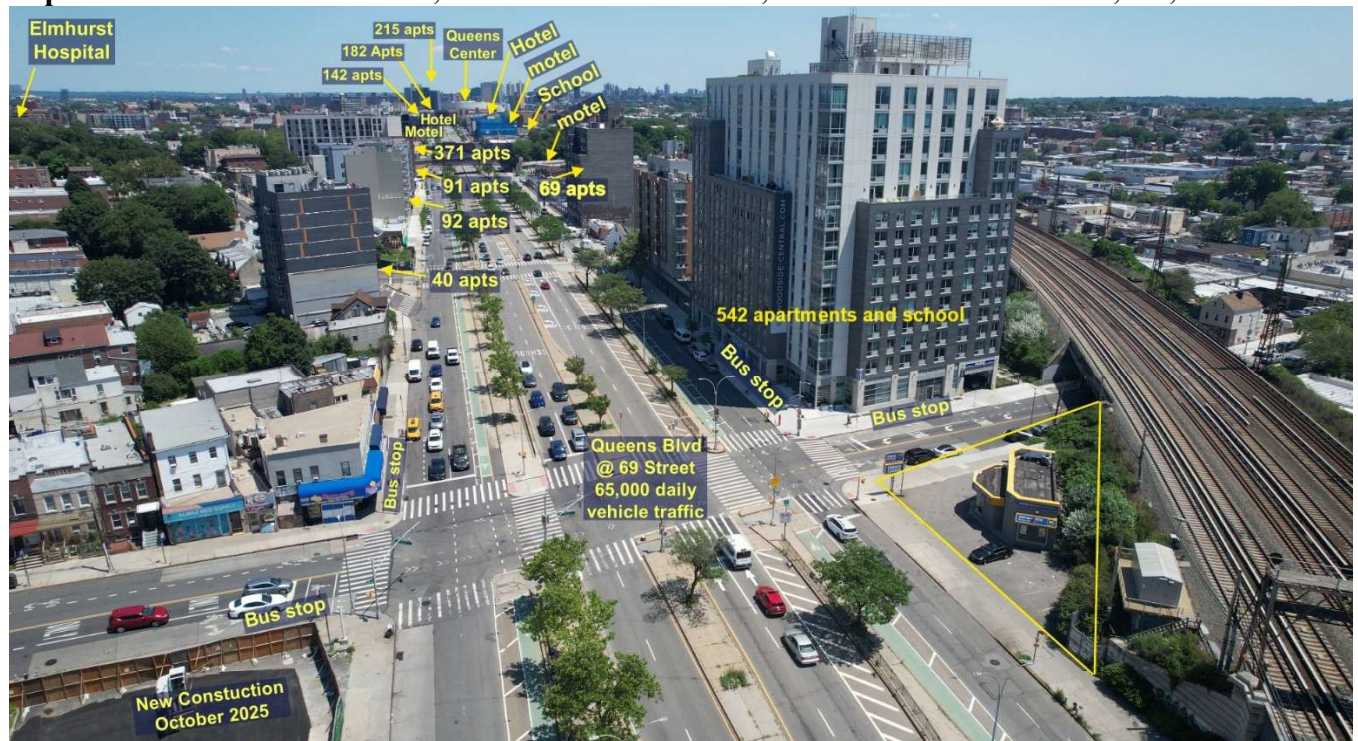
Attention Developers and users: This fantastic property has 25,500 Sq.Ft Air Rights.

Price: \$2.8 Million

Property Video: → <https://youtu.be/GtdKsQQXnNE> ← **Highlight Link and Click to open:**

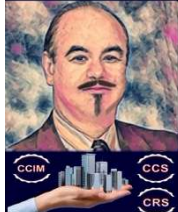
Description: 1,350 SF 1 story corner retail on a 5,100 SF lot with 22 Million annual vehicle traffic. Bus stops on 4 corners. Next to the Brooklyn Queens Expressway Ramp. Ideal location for a franchise-medical-bank-retail-office. 12+ car parking. Tremendous Visibility and exposure.

Population: **1.5 MILE:** 250,000+ **3 MILE:** 911,245 **5 MILE:** 2,100,000



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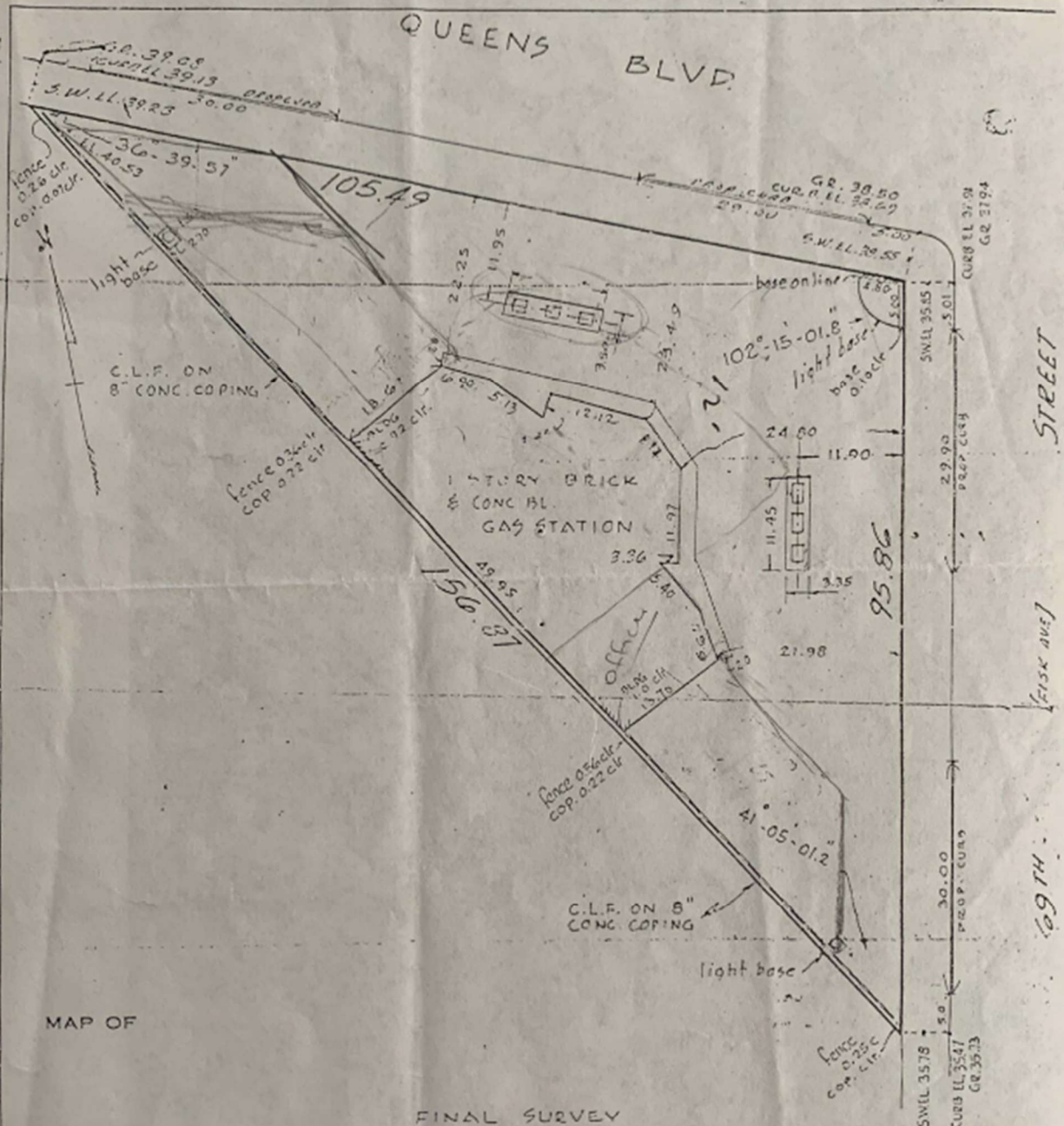
PROPERTYOVERVIEW

Address		Building	
Property address	→ 68-12 Queens Blvd	Building class	→ One Story Retail Building (K1)
Alternate address(es)	→ 46-02 69th St	Square feet	→ 1,350
Zip code	11377	Building dimensions	50 ft x 27 ft
Neighborhood	Maspeth	Buildings on lot	1
Borough	Queens	Stories	1
Block & lot	→ 02431-0054	Roof height	11 ft
		Year built	1950
		Structure type	High volume gas station
		Construction type	Fireproof unsp
		Grade	C
Property Taxes		Use	
Tax class	4	Commercial units	2
Property tax	→ \$26,994	Retail sqft	1,350
Lot		Certificate(s) of occupancy	
Lot sqft	→ 5,100	Floor Area Ratio (FAR)	
Lot dimensions	105 ft x 95 ft	Residential FAR	→ 5
Ground elevation	41 ft	Facility FAR	→ 5
Corner lot	SE	FAR as built	0.26
Zoning		Maximum usable floor area	→ 25,500
Zoning districts	→ R7X, C2-3		
Zoning map			

SURVEY

MR. HONIGBERG

DAVID SCHINK



MAP OF

FINAL SURVEY

QUEENS
COUNTY

GUARANTEED TO:
THE TITLE GUARANTEE CO.
MORDEN PROPERTIES INC.

TITLE NO.

FRANCIS J. HICKEY
CIVIL ENGINEER & LAND SURVEYOR

JAMAICA

LITTLE NECK

Feb. 7, 1960

Francis J. Hickey

[illegible]

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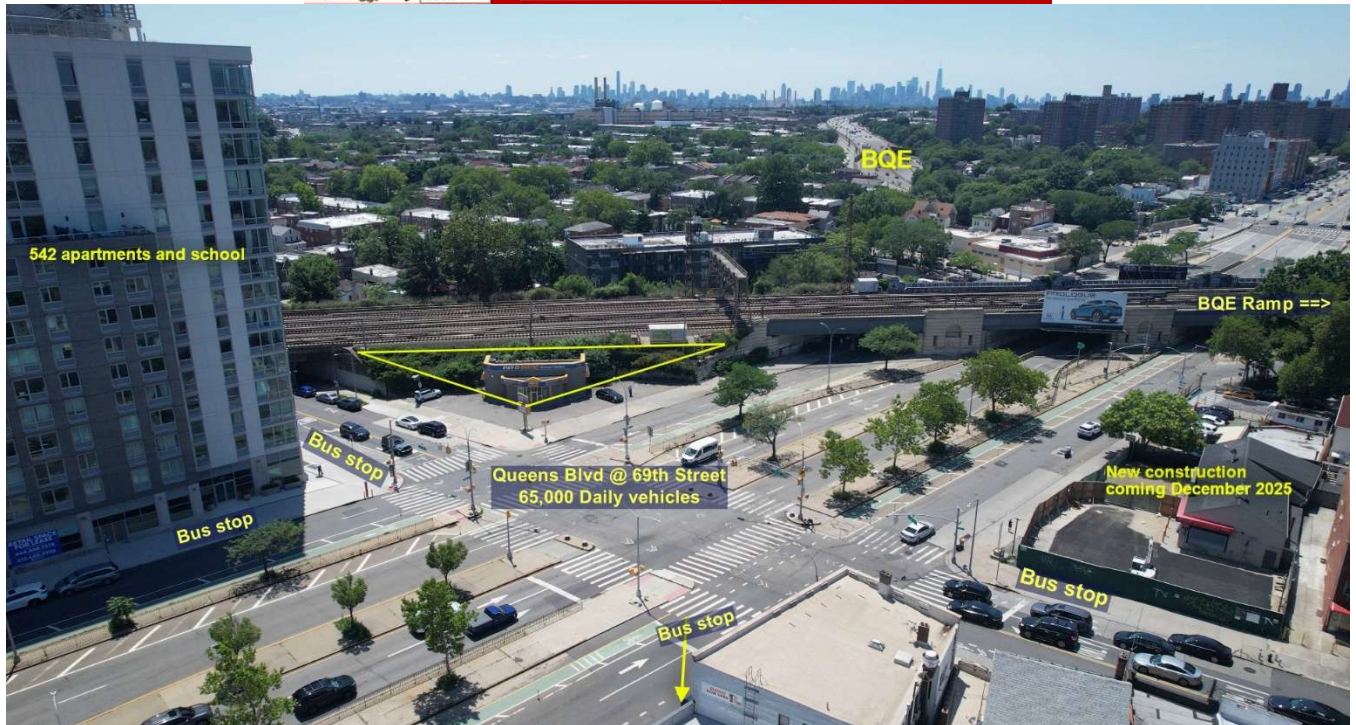
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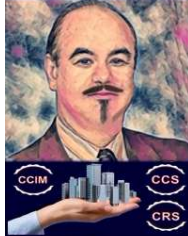
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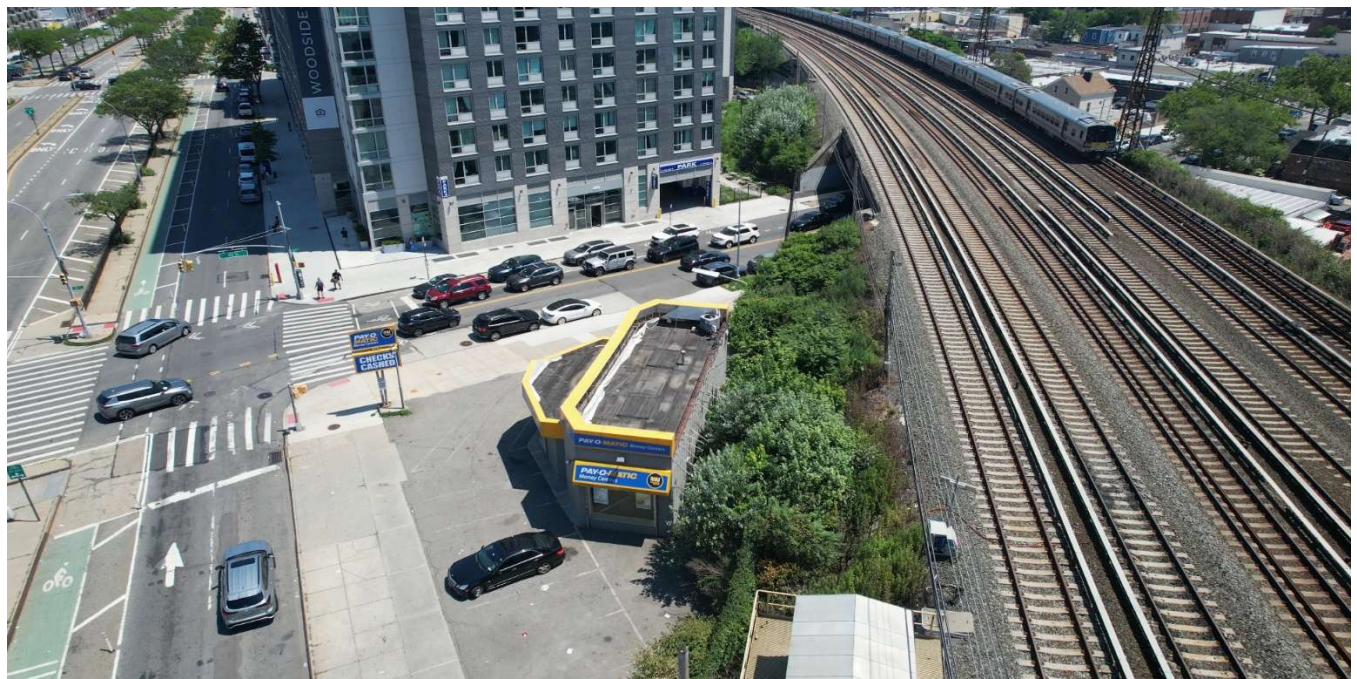
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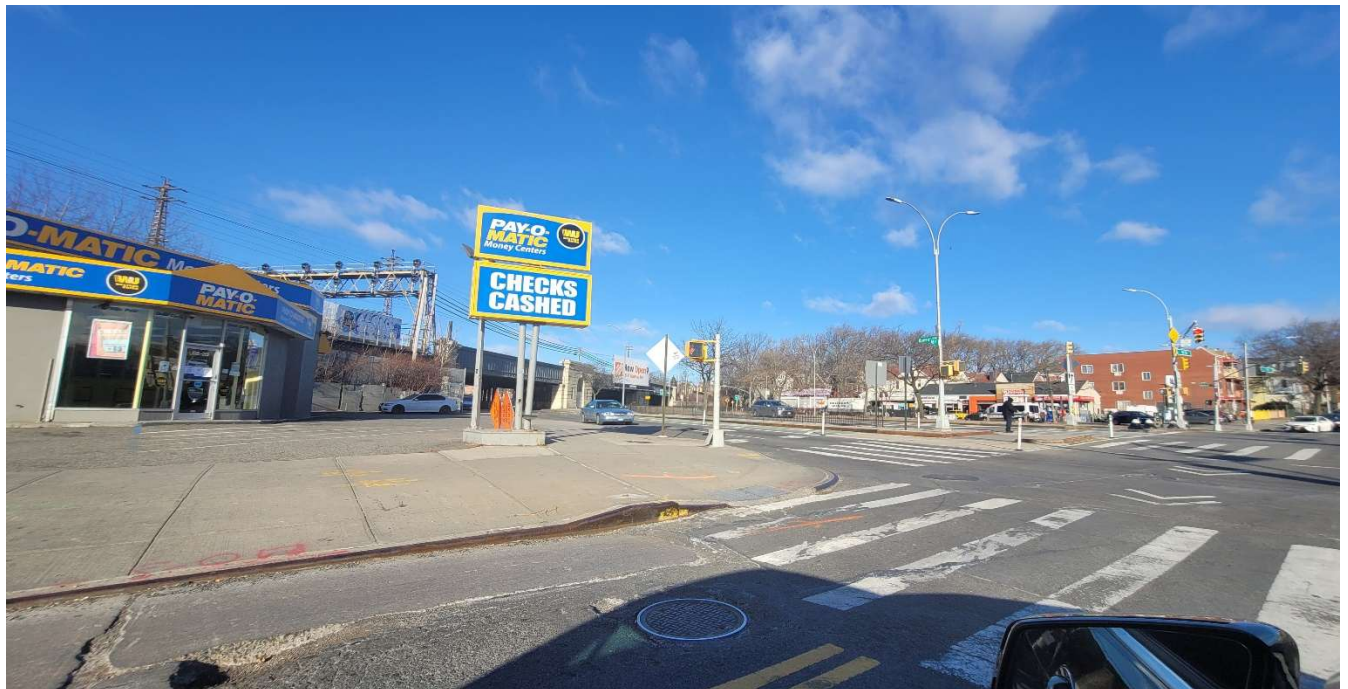
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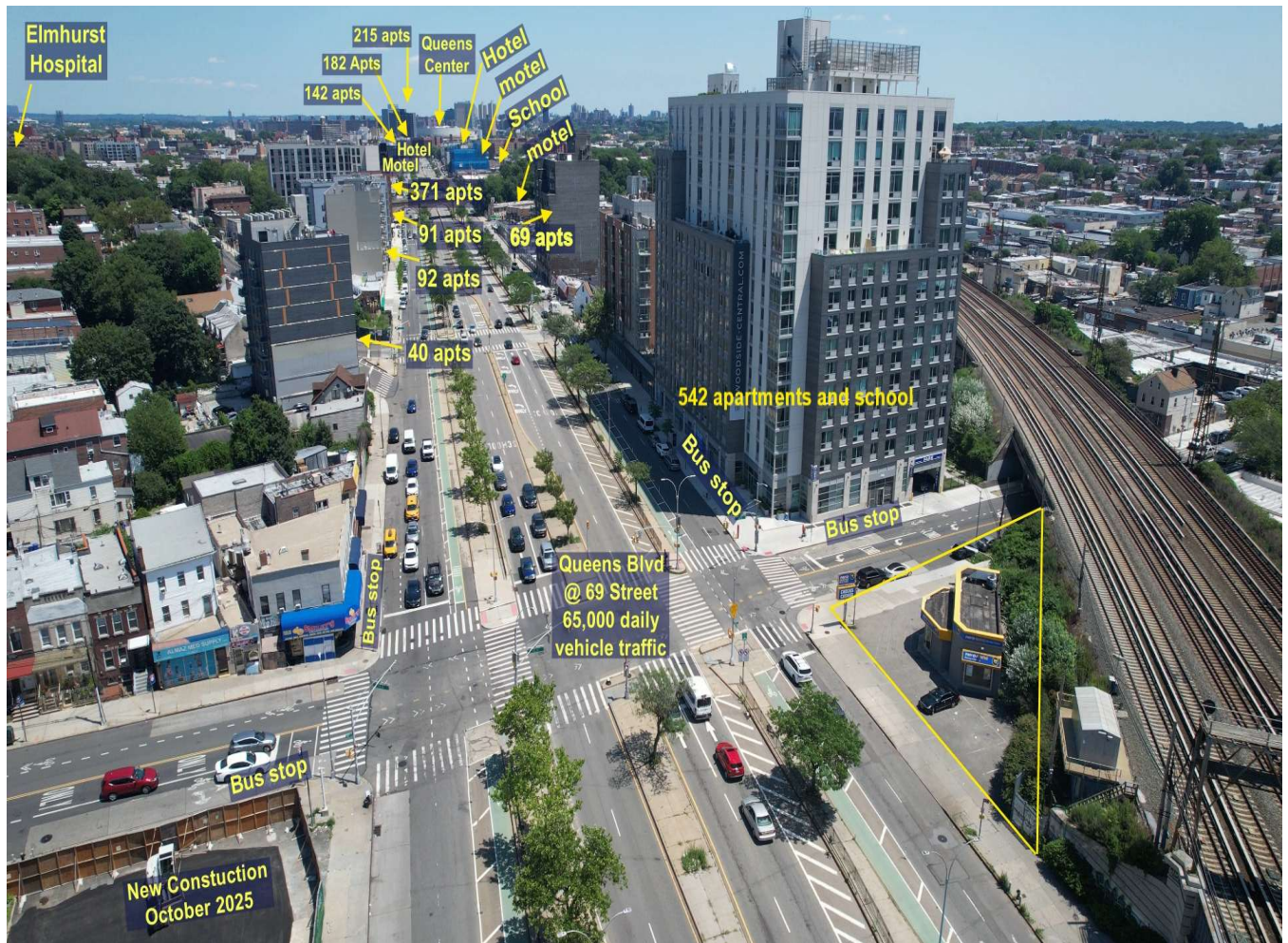
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Gas Lines on the property



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HOME

69-02 QUEENS BOULEVARD

69-02 Queens Boulevard Tops Out In Woodside, Queens



Rendering of 69-02 Queens Boulevard. Designed by Perkins Eastman

BY: MICHAEL YOUNG 8:00 AM ON MAY 21, 2022

Construction has topped out on [69-02 Queens Boulevard](#), a pair of 12- and 15-story mixed-use buildings on the border of [Elmhurst](#) and [Woodside, Queens](#). Designed by [Perkins Eastman](#) and developed in partnership with the New York City School Construction Authority and [Madison Realty Capital](#), the 500,000-square-foot complex will yield 478 mixed-income apartments, a public school, and retail and public outdoor space. McNamara Salvia is the structural engineer and Omnibuild is the general contractor for the project, which is located on a plot of land bound by Queens Boulevard to the north, 69th Street to the east, 70th Street to the west and 47th Avenue to the south.

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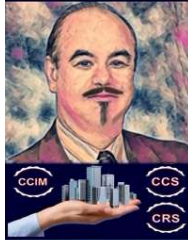
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PROPERTY AND BUILDING OUTLINE



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