

— FOR SALE —

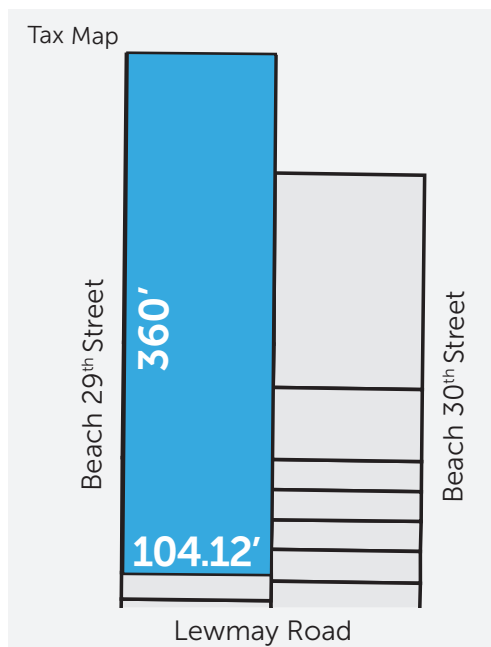
Beach 29th Street, Queens, NY 11691

46,839 BSF Residential Development Site



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- 3 vacant lots totaling 37,471 SF with 360' of frontage on Beach 29th Street, between Lewmay Road and the beach
- R5 zoning allows for 46,839 BSF of residential development
- Perfectly situated just steps from the beach and boardwalk. In close proximity to several schools. Nearby retailers include CVS, Shop Fair Supermarket, Bank of America & Dunkin' Donuts
- A few blocks from the Q22, Q113 & Q114 bus stops. A 10 minute walk to the Beach 25th Street A train subway station
- Conveniently close to the Special Downtown Far Rockaway District, which was rezoned in 2017 to spur development in the area and create a vibrant mixed-use community.

Asking Price: \$4,000,000

For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | arielpa.nyc

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For Financing Information:

Matthew Swerdlow x56
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	Total	Lot 38	Lot 42	Lot 46
Block / Lot	/	15821 / 38	15821 / 42	15821 / 46
Lot Dimensions	360' x 104.12'	80' x 104.12'	80' x 104.12'	200' x 104.12'
Lot Sq. Ft.	37,471	8,327	8,327	20,817
Zoning	R5	R5	R5	R5
FAR	1.25	1.25	1.25	1.25
Buildable Sq. Ft.	46,839	10,409	10,409	26,021
Air Rights Sq. Ft.	46,839	10,409	10,409	26,021
Tax Class	1B	1B	1B	1B
Assessment (24/25)	\$59,319	\$11,147	\$11,147	\$37,025
Real Estate Taxes (24/25)	\$11,914	\$2,239	\$2,239	\$7,436

*All square footage/buildable area calculations are approximate

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HOSPITAL

- 1 St. John's Episcopal Hospital
- 2 Ambulatory Care Center

EDUCATIONAL

- 1 Lighthouse Elementary School
- 2 P.S./M.S. 43
- 3 Wave Preparatory Elementary School
- 4 Yeshiva Darchei Torah

RETAIL

- 1 Beach 30th Street Playground

RETAIL

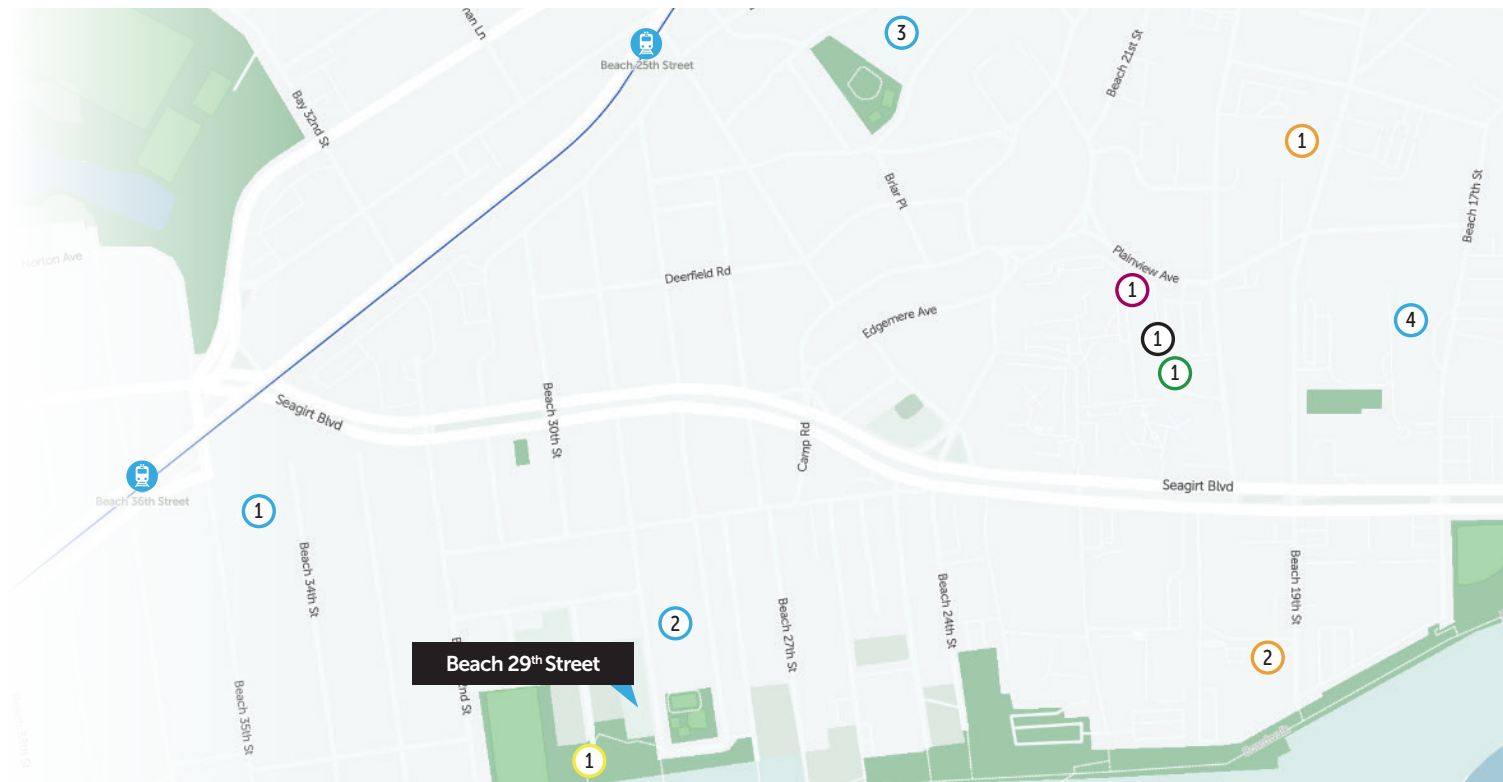
- 1 CVS

BANK

- 1 Bank of America

FOOD & BEVERAGE

- 1 Shop Fair Supermarkets



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