

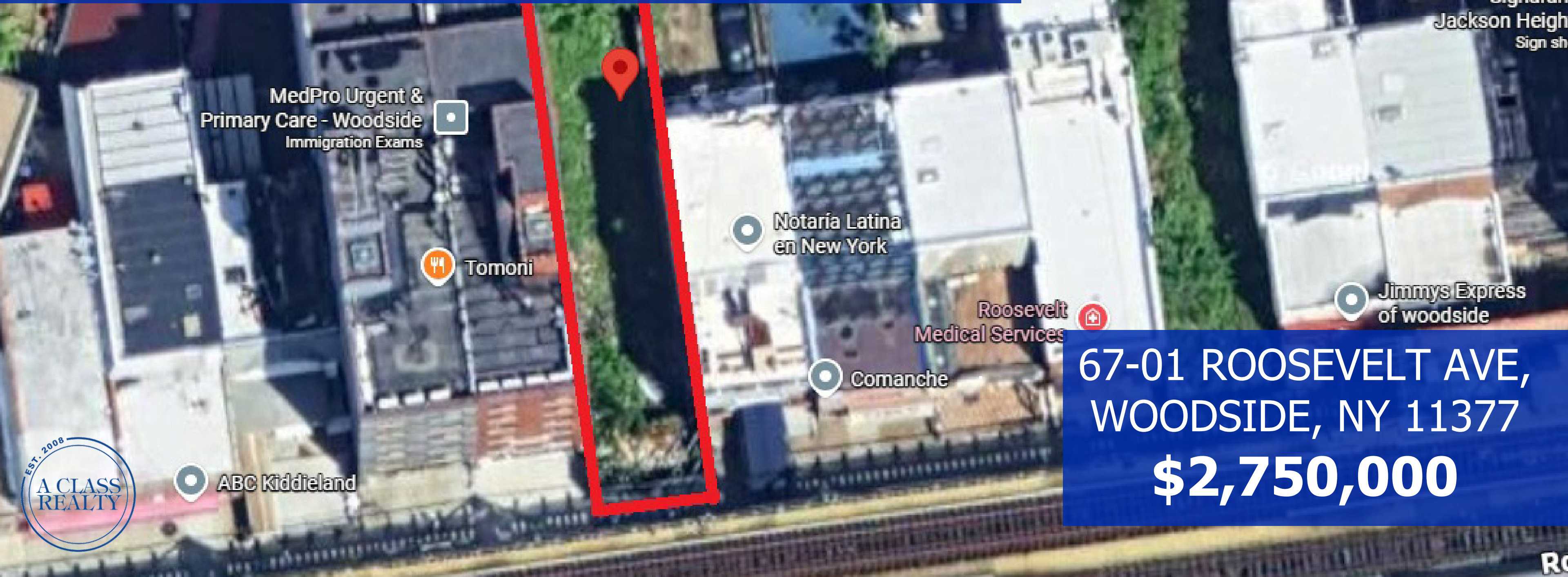
FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

67-01 ROOSEVELT AVE, WOODSIDE, NY 11377

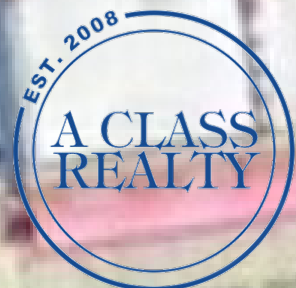
Total Approved Size: 12,250 SQ. FT. (Potential to expand to 13,800 SF).

Approved plans are in place, and
the foundation is completely finished.



**67-01 ROOSEVELT AVE,
WOODSIDE, NY 11377**

\$2,750,000





Market Overview: Woodside, NY 11377 ROOSEVELT AV

QUEENS | Woodside, NY 11377 ROOSEVELT AV

Woodside, Queens, The commercial and development market surrounding 67-01 Roosevelt Avenue is defined by exceptionally strong transit-oriented demand, rapid post-pandemic retail recovery, and significant legislative zoning upsides. Located on the border of Woodside and Jackson Heights, this submarket is one of the most densely populated and heavily foot-trafficked corridors in New York City.

The site is positioned perfectly for a "Transit-Oriented Development" (TOD) thesis. It sits steps from the 69th St Subway Station (7 Train) and just blocks from the 74th St-Broadway/Roosevelt Ave Hub (E, F, M, R, 7 lines). The 74th St hub averages an immense 45,000+ weekday commuters.



Strategic Advantages for Real Estate Investors

Zero Subterranean Risk: Foundation is 100% poured. Bypasses soil, underpinning, and water table liabilities.

Compressed Timeline: Slashes construction schedule by 6 to 12 months. Eliminates carrying costs.

Immediate Mobilization: Active DOB plans convey with the sale. Frame and pour superstructure from Day 1.

Instant Equity Arbitrage: Acquire based on 12,250 SF plans; utilize new zoning for a 1,550 SF free bonus.

Diversified Revenue Streams: Blends high-traffic retail, 10 rental units, and recession-proof medical space.

Elite Transit Hub Location: Steps from the 7 train corridor.

Guarantees structural downside protection and low vacancy.





INFRASTRUCTURE & SUBMARKET DATA

The area surrounding 67-01 Roosevelt Avenue is one of the most high-performance, transit-dense transit oriented development submarkets in Western Queens.

The "City of Yes" Advantage: Regional zoning updates like NYC's City of Yes framework have actively optimized transit-proximate parcels, immediately validating the 13,800 SF maximum threshold noted on the site's survey.

Insulated Retail Ecosystem: Unlike Manhattan commercial corridors heavily impacted by remote-work shifts, Roosevelt Avenue functions as a hyper-dense ethnic shopping and service core.

Foot traffic remains entirely stable 7 days a week, rather than dropping off on weekends



67-01 Roosevelt Ave, Woodside, NY 11377

INVESTOR ADVANTAGES

No Excavation Risk: Foundation is already poured and done.

Fast-Track Timeline: Slashes carrying costs and building schedules by 6–12 months.

Instant Equity Bonus: New zoning allows up to 13,800 SF (+1,550 SF over approved plans).

Elite Transit Location: Steps from the 69th St Subway (7 Train) and Woodside LIRR

The "City of Yes" Advantage: Regional zoning updates like NYC's City of Yes framework have actively optimized transit-proximate parcels, immediately validating the 13,800 SF maximum threshold noted on the site's survey.



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INVESTMENT PROFILE:

Investor Target Profiles

The Build-and-Hold Yield Buyer: Investors seeking long-term, inflation-hedged cash flow from a diversified asset blend (Residential, Retail, Medical).

The Local Queens Developer: Builders with existing capital looking to park funds into an immediate construction phase project to avoid 2-year NYC DOB planning delays.

The 1031 Exchange Buyer: Investors needing to quickly deploy capital into a tangible, high-upside asset with predictable timelines.



FOR SALE | 100% SHOVEL-READY MIXED-USE SITE

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