

EXCLUSIVE

EXTREMELY RARE LONG ISLAND CITY DEVELOPMENT SITE: **FOR SALE**

27-09 40TH AVENUE

LONG ISLAND CITY, NY 11101

SHOVEL READY WITH 52,500 BUILDABLE SF!



PROPERTY OVERVIEW:

- 17,500 SF PLOT
- 52,500 BUILDABLE SF
- COMM. FAR: 2.0 / RESI. FAR: 3.0 (W / BONUS)

FEATURES:

- ZONED M1-2/R5D, LIC
- 17,500 SF COMBINED LOTS
- CORNER LOT
- SPECIAL DUTCH KILLS MIXED-USE ZONING DISTRICT

ACCESS:

- WALKING DISTANCE TO ALL LIC SUBWAYS
- MINUTES TO 

QUALIFIED OPPORTUNITY ZONE SHOVEL-READY DEVELOPMENT SITE



EXCLUSIVE AGENTS

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Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

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Property Summary

	27-03 40th Ave	27-09 40th Ave	39-44 28th St	Totals
Block/Lot	397 / 39	397 / 35	397 / 33	-
Lot Dimensions	25' x 100'	100' x 100'	50' x 100'	175' x 100'
Lot Size (SF)	2,500	10,000	5,000	17,500

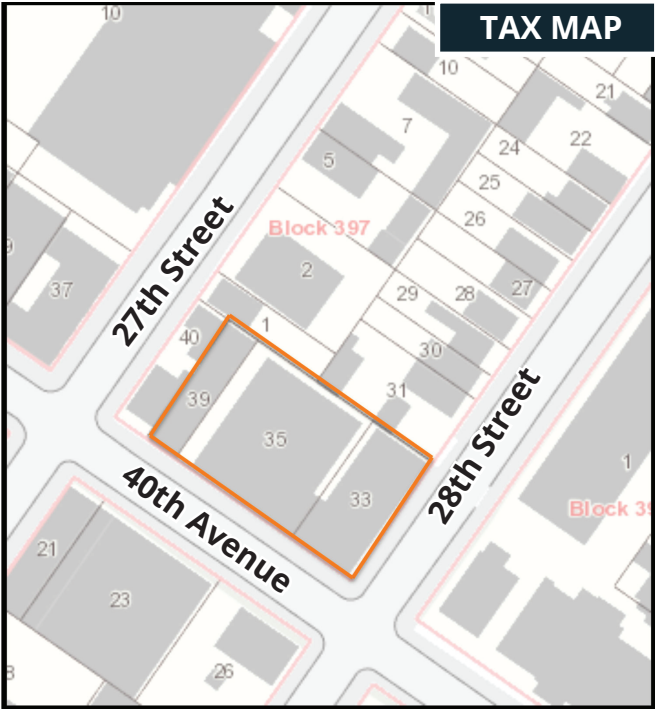
Development Description

The subject property has permit-ready development plans to build as a mixed-use condominium building totaling six (6) stories including 35,000 residential SF comprised of 46 1BR and 2BR units, 12,500 SF of ground floor retail space and 5,000 SF of second story office/commercial space.

All apartments will feature designer kitchens and bathrooms and each unit will benefit from a balcony or terrace. In addition, every 2BR unit will have two full bathrooms.

Amenities will include sub-surface, on-site parking with 100 spots serving tenants and transient customers, a virtual doorman, fitness center, bicycle storage and roof deck.

The development is very well located in the booming Dutch Kills, neighborhood on Long Island City, in easy walking distance to the N/W/ R, E/M and 7 trains.



ASKING PRICE UPON REQUEST

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