

DOWNTOWN FLUSHING DEVELOPMENT SITE DELIVERED WITH APPROVED PLANS

143-35 SANFORD AVE,
FLUSHING, NY 11355

ASKING
PRICE **\$9,980,000**



B · SQUARE REALTY 盛世地產

T: (718) 939.8388 136-20 38th Ave 3E, Flushing NY 11354
800 Northern Blvd, Great Neck, NY 11021



SALE HIGHLIGHTS

▶ DELIVERED WITH **APPROVED DEVELOPMENT PLANS**

7,000 SF lot, Zoned as R7-1, The current plan has been approved for a 32,406-square-foot mixed-use building with 38 residential units, 1 community facility unit, and 11 parking spots.



▶ **DESIRABLE LOCATION**

Prime downtown flushing location

▶ **EXISTING FREE-MARKET**

Discover a development opportunity with an income-producing property and a huge potential for appreciation.

▶ **EXCELLENT TRANSPORTATION**

Located within walking distance of downtown Flushing, the Main Street 7-line subway station, LIRR, and multiple local bus lines.

PROPERTY SUMMARY

B Square Realty proudly presents an unparalleled opportunity in the heart of Flushing. Nestled on the north side of Sanford Avenue, 143-35 Sanford Avenue boasts an existing free market of 18 Residential Units and 5 Commercial Units with month-to-month tenants, providing in-place short-term income. This existing structure serves as a solid foundation for future development endeavors.

With approved plans for a 32,406-square-foot mixed-use building, this property stands as an ideal covered-land investment. The approved development plans allow for a 9-story, 80 ft tall mixed-use building with 38 residential units, 1 community facility unit, and 11 parking spots. The lot, approximately 7,000 square feet in size with 50 feet of frontage on Sanford Avenue, offers ample space for innovative design and construction.



PROPERTY INFORMATION

ADDRESS

143-35 SANFORD AVENUE

LOCATION

MIDBLOCK BETWEEN BOWNE ST.
AND PARSONS BLVD.

BLOCK / LOT

5049 / 41

LOT DIMENSION

50' X 140' APPROX.

GROSS LOT SQ. FT.

7,000 APPROX.



ZONING INFORMATION

ZONING

R7-1

FAR (RESIDENTIAL)

3.44

FAR (COMMUNITY FACILITY)

4.80

FAR (RESIDENTIAL FOR WIDE-STREET)

4.0



BUILDING INFORMATION

BUILDING SQ. FT.

17,000 APPROX.

BUILDING DIMENSIONS

50' X 85' APPROX.

STORIES

3

RESIDENTIAL UNITS

18

COMMERCIAL UNITS

5

RESIDENTIAL SQ. FT.

17,000



FINANCIAL INFORMATION

ASSESSMENT (20/21)

\$701,550

TAX RATE

12.47%

GROSS TAXES (20/21)

\$87,504



PER PLANS (DELIVERED APPROVED)

BUILDABLE SQ. FT. (RESI.)

27,693

BUILDABLE SQ. FT. (MAX. W/ CF BONUS)

32,406

RESIDENTIAL UNITS

38

COMMUNITY FACILITY (MEDICAL) UNIT

1

PARKING SPOTS

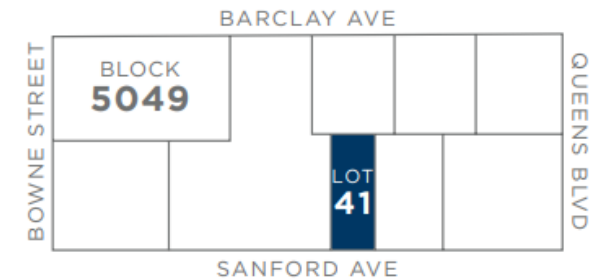
11

LOT COVERAGE

54%

BUILDING HEIGHT

80'



**All info deemed reliable but is NOT guaranteed accurate. Buyers are responsible for verifying the accuracy of all information themselves.*



CURRENT BUILDING



RENDERING



ABOUT NEIGHBORHOOD

Flushing is a neighborhood in the New York City borough of Queens. While much of the the neighborhood is residential, Downtown Flushing is a large commercial and retail area and is the fourth largest central business district in New York City

Flushing is known for its restaurants, bakeries, and Asian specialty stores and its easy transportation into Manhattan. The No. 7 subway line ends at Main Street and Roosevelt Avenue, in the center of the neighborhood, the Long Island Rail Road has a station near the 7 train, and over 20 lines connect Flushing to other parts of Queens and Nassau County, and also to the Bronx



Listing Agent

Barbie Li

Lic. R.E Broker
Team Leader of BLT
Team Mentor of B2STARS

Schedule a Showing
Email us at info@barbieliteam.com
More information
please call at **646-889-9988**

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Barbiebroker @ barbie_li_ny_broker

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BARBIE LI
REAL ESTATE TEAM

ALL INFORMATION INCLUDING BUT LIMITED TO LOT SIZE, TAXES, AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.