



**LANDAIR
PROPERTY
ADVISORS**

**CORNER DEVELOPMENT SITE
40' X 93' – R7A, C2-4 (MIH)
18,232 BUILDABLE SQ. FT. MIH**

***168-26 LIBERTY AVENUE, JAMAICA, NY 11433
168-28 LIBERTY AVENUE, JAMAICA, NY 11433***

Presented By:

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Senior Associate

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Partner

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Presenting 168-26(28) Liberty Avenue: a 3,639 SF corner development site perfectly positioned for a mid-rise residential project. Zoned R7A with a C2-4 commercial overlay, the site supports a maximum of 18,232 BSF through Mandatory Inclusionary Housing (MIH).

Currently utilized as a parking lot, the property will be delivered vacant, allowing developers to break ground immediately. Its location in the Special Downtown Jamaica District ensures long-term value in one of Queens' most active investment submarkets. This is an ideal opportunity to deliver a boutique elevator building with prime retail in a high-traffic, transit-rich location.

PROPERTY HIGHLIGHTS

- ❑ **Strategic Corner Location:** High-visibility 3,639 SF corner lot with superior light/air for residential units and prime ground-floor retail.
- ❑ **18,232 BSF Development Potential:** Zoned R7A/C2-4 (Special DJ District) with a 5.01 FAR via Mandatory Inclusionary Housing (MIH).
- ❑ **Shovel-Ready Site:** Delivered vacant as a parking lot; eliminates demolition costs, tenant relocation, and environmental delays.
- ❑ **No Parking Mandates:** Leverages "City of Yes" zoning to eliminate parking requirements, maximizing building efficiency and net leasable area.
- ❑ **Jamaica Neighborhood Plan:** Ideally positioned within a high-growth corridor targeted for significant transit and infrastructure investment.



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	3639
Zoning District:	R7A, C2-4, DJ
Universal Affordability Preference BSF (FAR:5.01):	18,232
Commercial BSF:	7,278
Corner/Midblock:	Corner
Street Frontage:	40.00 ft
Tenancy:	Vacant
Price Per Buildable S.F (MIH):	\$82



PROPERTY DETAILS

PROPERTY INFORMATION

Address	168-28 Liberty Avenue	168-26 Liberty Avenue
Area	Jamaica	Jamaica
Block/Lot	10222/0010	10222/0009
Lot Dimensions	20 x 95	20 x 91
Lot Sq. Ft.	1,866	1,773

BUILDING INFORMATION

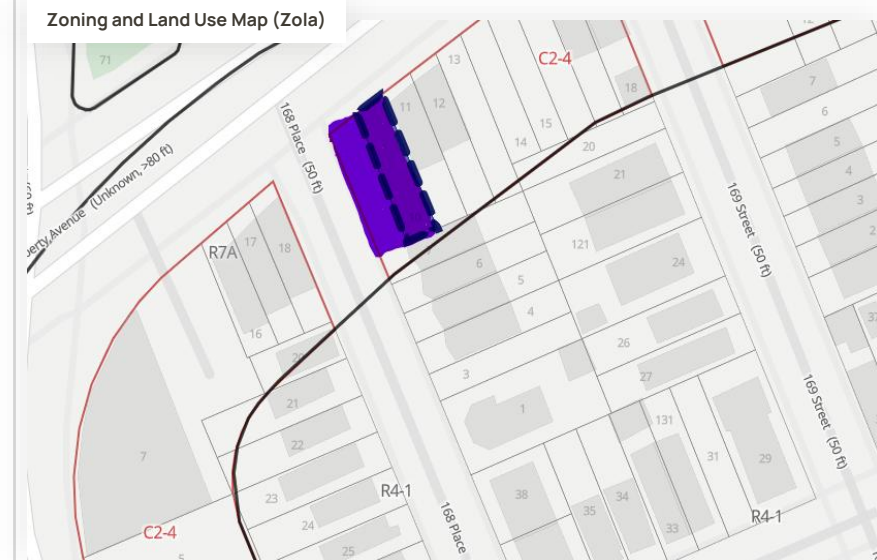
Building Type	Vacant Lot	Vacant Lot
Building Sq. Ft.	-	-
Total Units	-	-

NYC FINANCIAL INFORMATION

Assessed Value	\$53,550.	\$51,030.
Tax Rate	10.848%	10.848%
Gross Taxes	\$5809.12	\$5,535.76

ZONING INFORMATION

Zoning District	R7A, C2-4, DJ	R7A, C2-4, DJ
Base Floor Area Ratio (FAR)	4.0	4.0
Residential Buildable Sq. Ft.	7,464	7,092
Commercial FAR	2	2
Commercial Buildable Sq. Ft.	3,732	3,546
UAP FAR	5.01	5.01
UAP Buildable Sq. Ft.	9,349	8,883
Community Facility FAR	4	4
Community Facility Buildable Sq. Ft.	7,464	7,092
Industrial FAR	-	-
Industrial Buildable Sq. Ft.	-	-

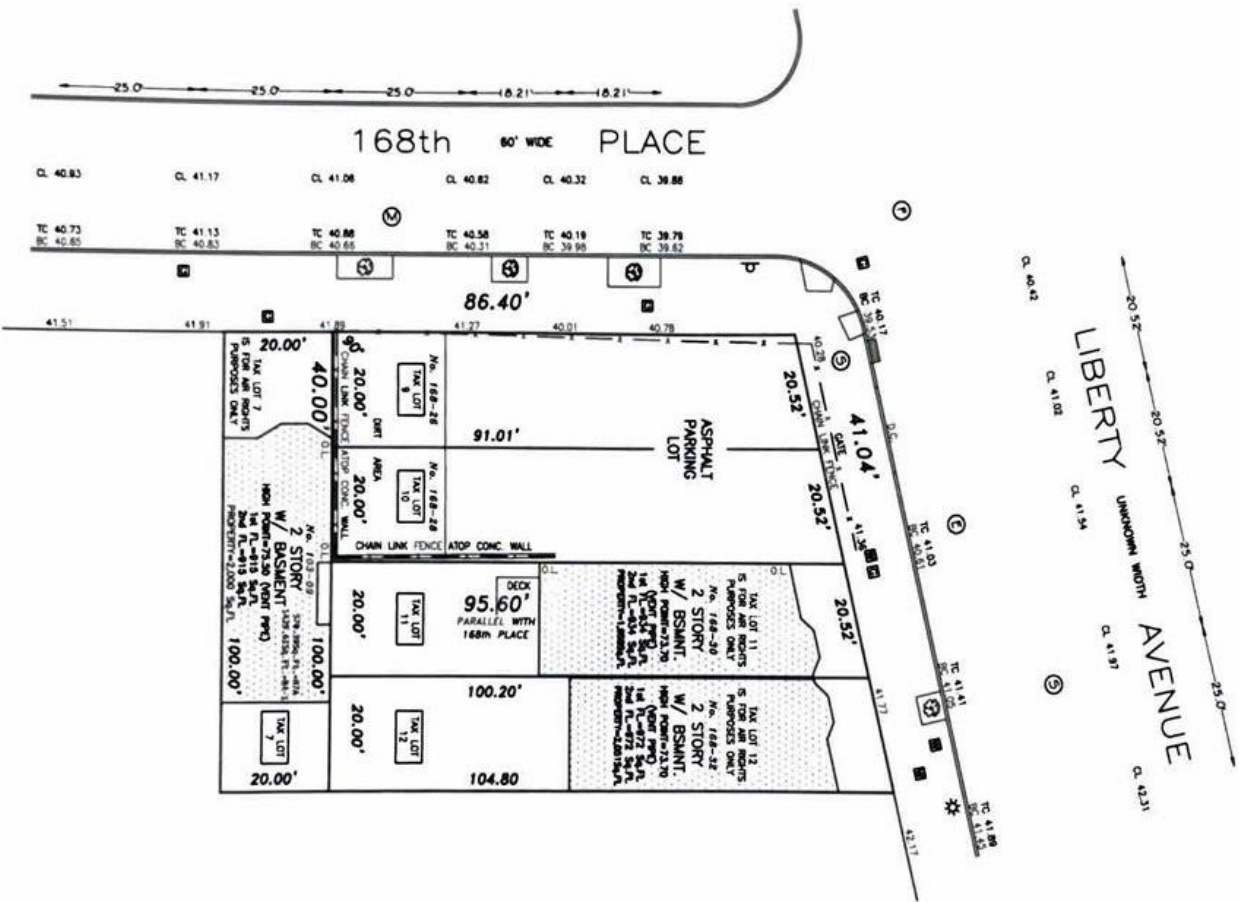


LEGEND

- DT - DIRT
- DL - ON LOT
- CLJ - CHAIN LINK FENCE
- CS - CATCH BASIN
- AS - ASPHALT
- SM - SMALLEY MANHOLE
- WM - WIRE MANHOLE
- EM - CON-ED MANHOLE
- HM - HIDEWAY
- TR - TREE
- WM - WATER VALVE
- OV - ONE VALVE
- TS - SIGN
- LL - LIGHT LIGHT POLE
- TL - TRAFFIC LIGHT POLE
- UL - UTILITY POLE
- WR - WIRE BOX
- CM - CON-ED WALL
- CR - CROSSWALK



- GENERAL NOTES:**
1. THIS MAP IS A PRELIMINARY PLANNING MAP AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION HEREON.
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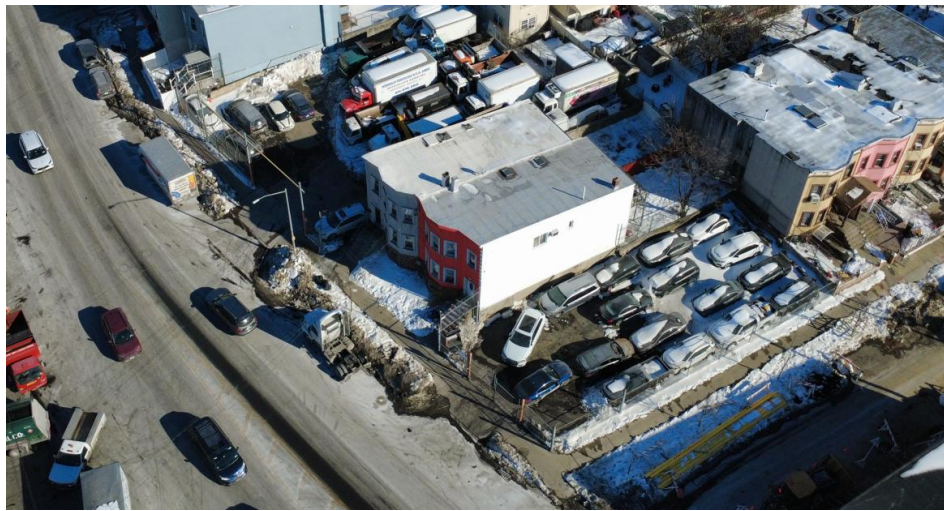
DATE: 05-17-2026
 PROJECT TYPE: ARCHITECTURAL
 TOTAL AREA: 3,640 Sq Ft
 TAX LOT 9: 1,774 Sq Ft
 TAX LOT 10: 1,866 Sq Ft
 SCALE: 1"=20'

TRI-STATE MAPPING
 318 ROEBLING STREET, BROOKLYN NY 11211
 PHONE: (718) 387-0104
 EMAIL: TRISTATEMAPPING@GMAIL.COM

Tax Block: 10222
 Tax Lots 9 & 10
 PROPERTY SITUATED AT
 168-28 & 168-28 LIBERTY AVE
 BROOKLYN, NY 11211
 COUNTY OF KINGS
 CITY & STATE OF NEW YORK



PROPERTY PHOTOS



ADVISORY TEAM



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