



FOR SALE

96-01 Jamaica Avenue,
Woodhaven, NY 11421

Ariela
GREX Partner

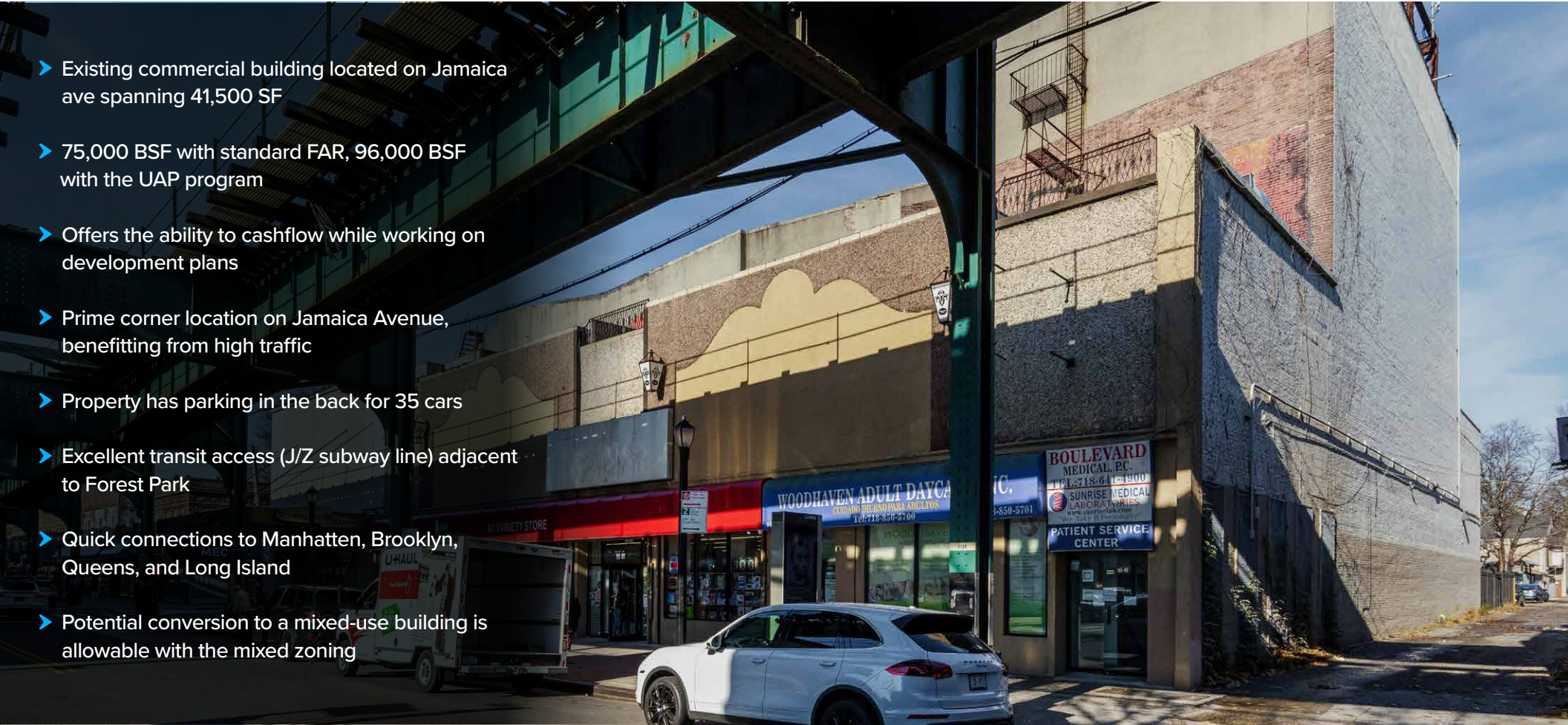
41,500 SF Commercial Building Offering 75,000
BSF for Mixed-Use Development

96-01 Jamaica Avenue, Woodhaven, NY 11421

41,500 SF Commercial Building Offering 75,000 BSF for Mixed-Use Development | **FOR SALE**



- Existing commercial building located on Jamaica ave spanning 41,500 SF
- 75,000 BSF with standard FAR, 96,000 BSF with the UAP program
- Offers the ability to cashflow while working on development plans
- Prime corner location on Jamaica Avenue, benefitting from high traffic
- Property has parking in the back for 35 cars
- Excellent transit access (J/Z subway line) adjacent to Forest Park
- Quick connections to Manhattan, Brooklyn, Queens, and Long Island
- Potential conversion to a mixed-use building is allowable with the mixed zoning



Asking Price: \$8,800,000

Exclusively Represented By
212.544.9500 | arielpa.nyc

Alexander Taic x44
ataic@arielpa.com

Daniel Mahfar x99
dmahfar@arielpa.com

Jack Mastrocola x215
jmastrocola@arielpa.com

For Financing
Information:

Steven Trow x305
strow@arielpa.com

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Property Information	Total	96-01 Jamaica Avenue	lot 79		lot 80	
Block / Lot	-	8892 / 71	8892 / 79		8892 / 80	
Lot Dimensions	Irregular	149.2' x 146.64' (Irr)	24.25' x 140'		24.25' x 139'	
Lot Sq. Ft.	28,658	21,879	3,395		3,385	
Building Dimensions	-	140' x 100'	-		-	
Stories	-	2	-		-	
Building Sq. Ft.	41,500	41,500	-			
Zoning	-	R6A / C1-4	R3X/ R6A (Majority R3X)	R3X/ R6A (Majority R3X)	R3X/ R6A (Majority R3X)	R3X/ R6A (Majority R3X)
			Lot Area R3X	Lot Area R6A	Lot Area R3X	Lot Area R6A
			2,524	871	2,396	989
FAR (Standard)	-	3.00	0.75	3.00	0.75	3.00
FAR (UAP)	-	3.90	-	3.90	-	3.90
			1,893	2,613	1,797	2,966
			1,893	3,397	1,797	3,856
Buildable Sq. Ft. (Standard)	74,905	65,636	4,506		4,763	
Buildable Sq. Ft. (UAP)	96,270	85,327	5,290		5,653	
Air Rights Sq. Ft.	54,770	24,136	4,506		4,763	
Tax Class	4	4	4		4	
Assessment (26/27)	\$2,238,210	\$2,080,440	\$79,560		\$78,210	
Real Estate Taxes (26/27)	\$242,801	\$225,686	\$8,631		\$8,484	

*All square footage/buildable area calculations are approximate

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Financial Summary

Current

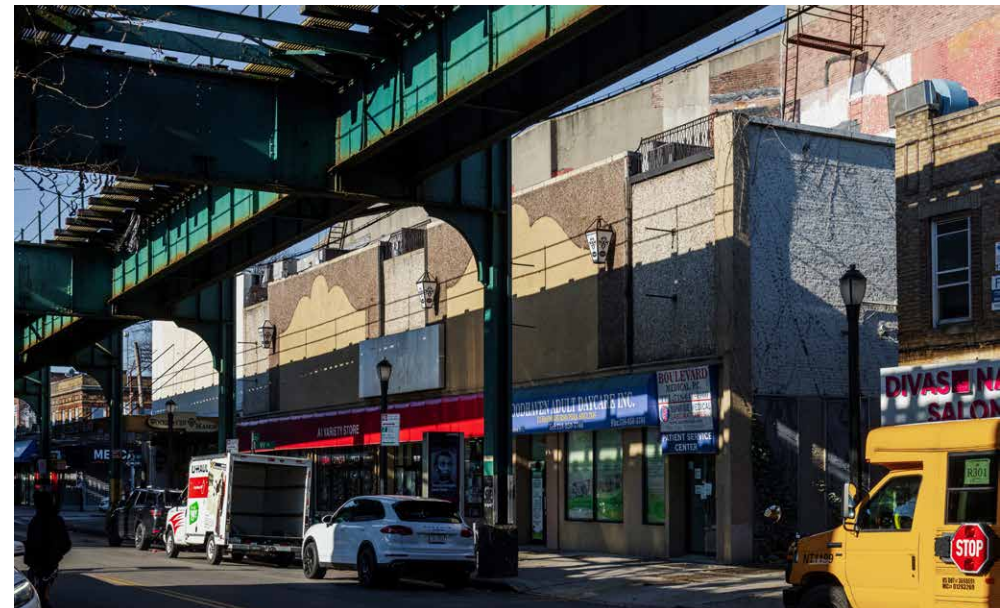
Scheduled Gross Income:	\$967,584
Less Vacancy Rate Reserve (7.50%):	(\$72,569)
Gross Operating Income:	\$895,015
Less Expenses:	(\$294,876) 30% of SGI
Net Operating Income:	\$600,139

Expenses (Actual*/Projected)

Real Estate Taxes (26/27)*	\$242,801	Elevator Maintenance*	\$2,290
Woodhaven Manor Tax Reimbursement*	(\$48,513)	Repairs & Maintenance	\$20,750
Discount Store Tax Reimbursement*	(\$42,697)	Legal/Miscellaneous	\$17,900
Insurance	\$56,169	Management	\$35,801
Electric	\$10,375		
Gross Operating Expenses:	\$294,876		

Unit Breakdown

Unit Status	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Comm	4	\$20,158	\$80,632	\$967,584
Net Operating Income:			\$80,632	\$967,584



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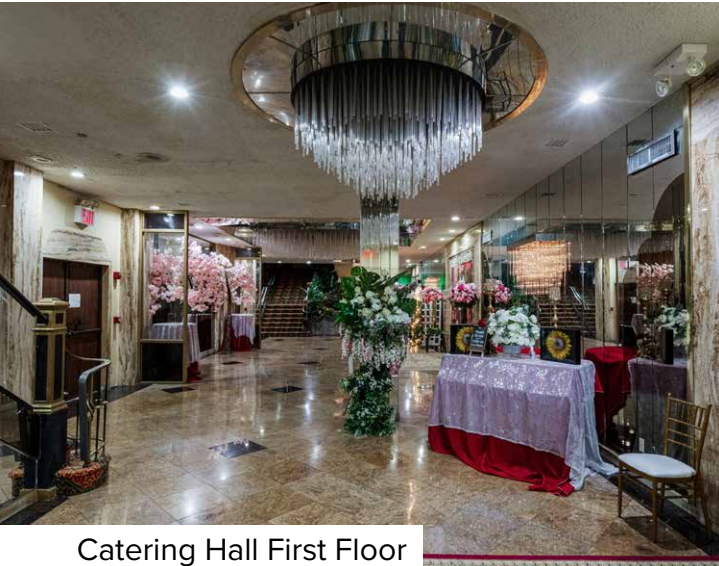
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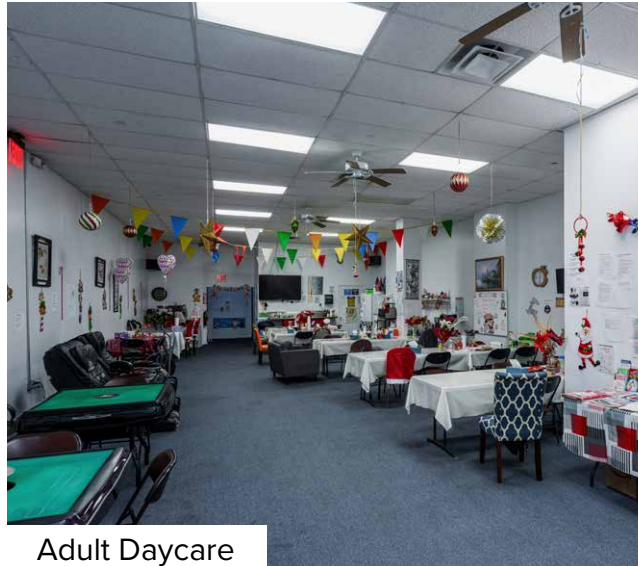
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Interior Photos



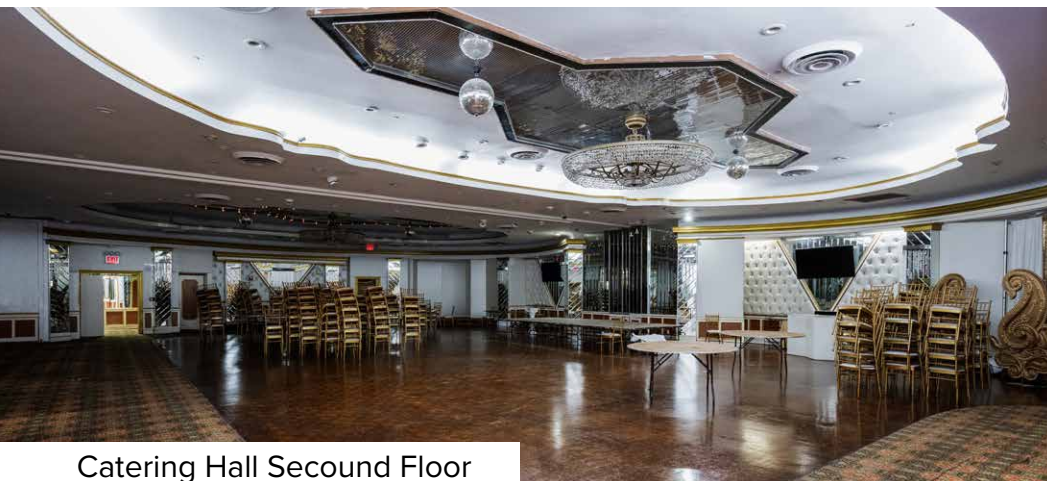
Catering Hall First Floor



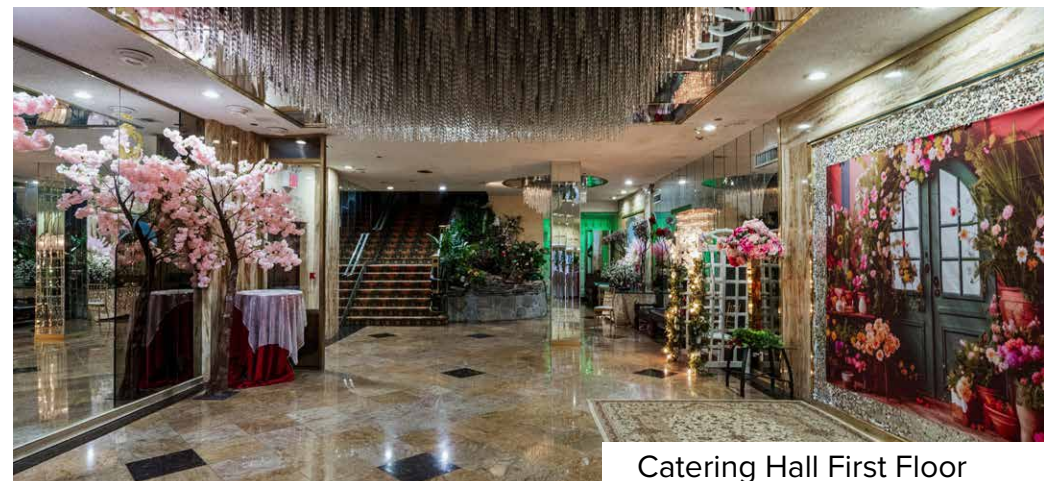
Adult Daycare



Medical



Catering Hall Second Floor



Catering Hall First Floor

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96-01 Jamaica Avenue offers easy transit via the J and Z subway lines and the surrounding commercial corridor, while providing access to local green spaces including the vast Forest Park

Transportation Score



79

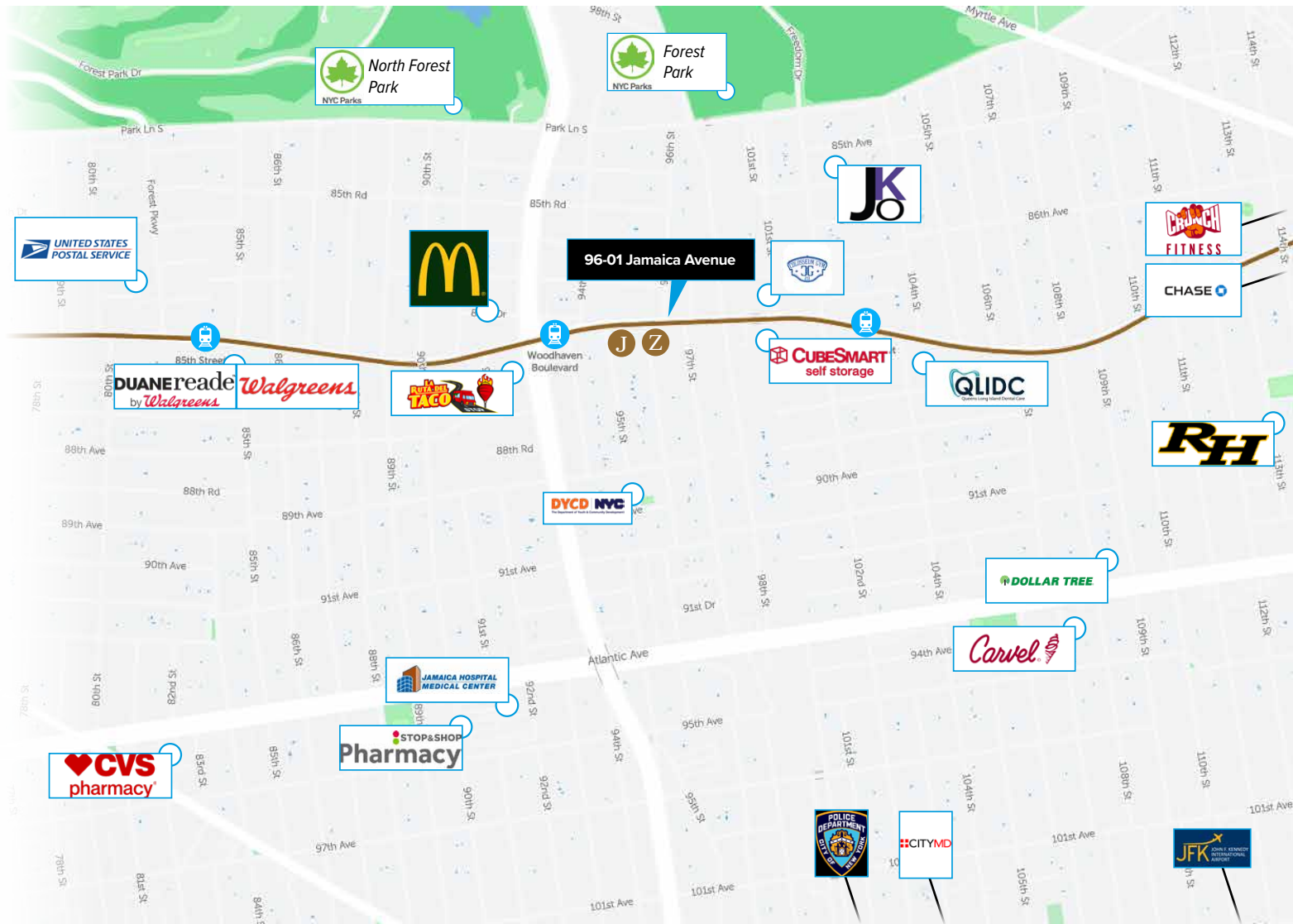
Public Transportation



94

Walker's Paradise

Visit Walk Score Website →



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