

FOR SALE
ASKING PRICE \$2,250,000

213-44 38TH AVENUE

Bayside, NY 11361 | **Queens**



PROFESSIONAL BUILDING STEPS TO BELL BOULEVARD
REDEVELOPMENT POTENTIAL UP TO 10,000 BSF

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Professional Opportunity

Two-story professional office building delivered vacant with 4,516 SF with the ideal layout for lawyers, real estate firm, accountants, medical and many others.

#2

Redevelopment Potential

Located in Bayside with a strong demand for new construction product. Zoning allows for up to 10,000 buildable SF within a split zoning district R6B / C2-2, R4.

#3

Superior Accessibility & Walkability

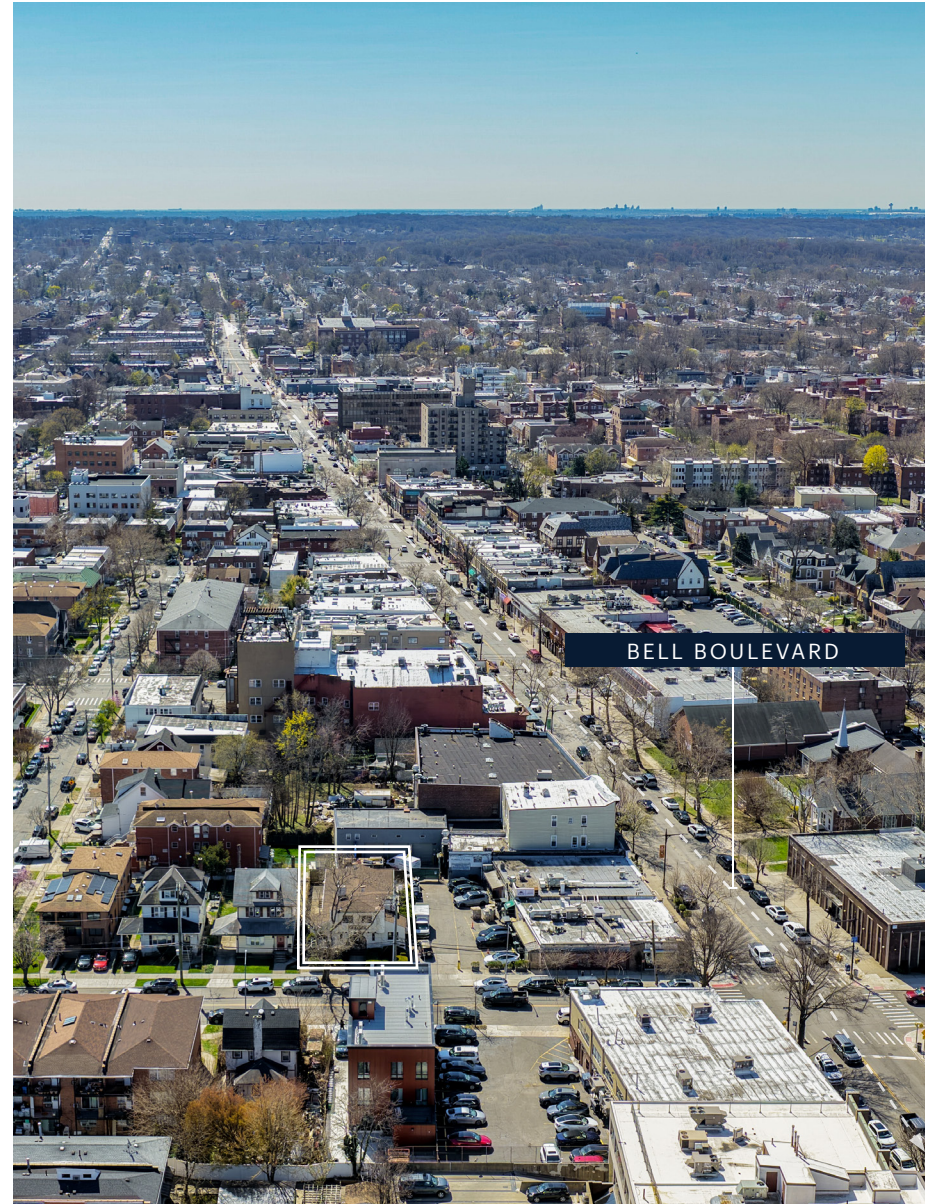
- Bell Boulevard - *less than one minute walk*
- Q13 & Q31 buses - *less than one minute walk*
- Bayside LIRR - *10 minute walk*
- Cross Island Parkway / Clearview Expressway / Multiple Bridges - *within minutes*

#4

Located in the Heart of Bayside

Bayside is filled with a variety of restaurants, nightlife, and a wide range of local, regional, and national retailers. It offers urban convenience in a suburban Queens setting that boasts strong demographics and highly rated schools.

PLEASE CONTACT EXCLUSIVE BROKER FOR SHOWINGS AND
DO NOT DISTURB THE OPERATING BUSINESS.



PROPERTY OVERVIEW

PROPERTY SUMMARY

THE OFFERING

Property Address	213-44 38th Avenue
Neighborhood / County	Bayside / Queens
Block / Lot	6238 / 24

PROPERTY INFORMATION

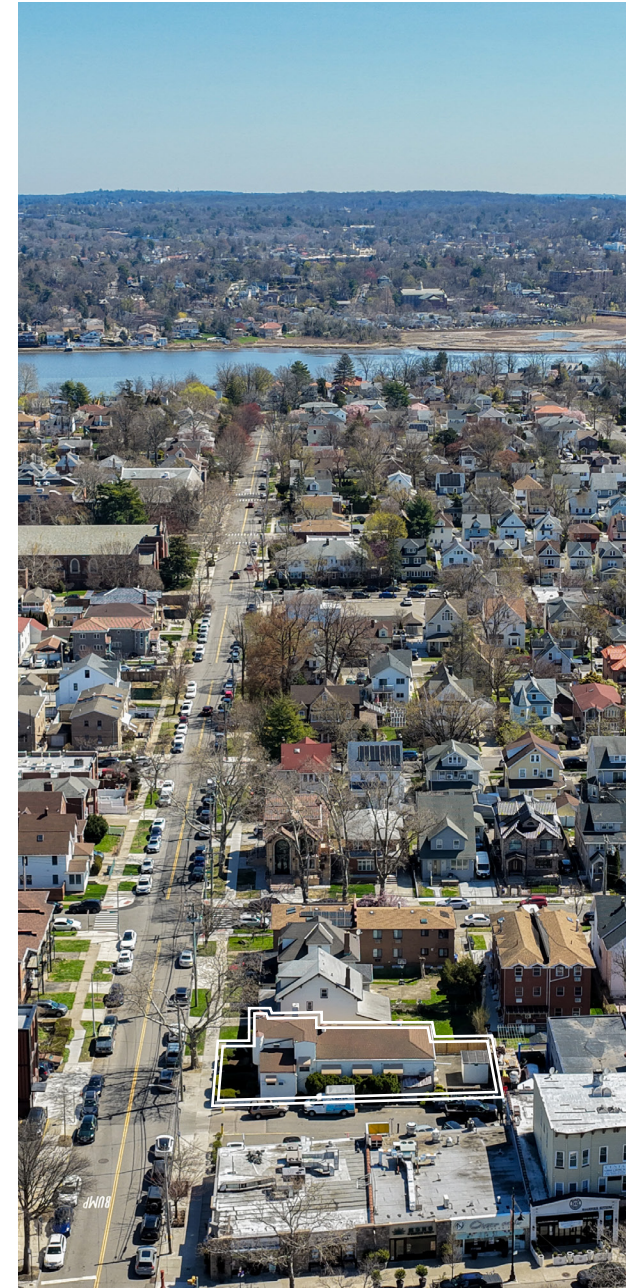
Gross Lot SF	5,000 SF (approx.)
Lot Dimensions	50' x 100' (approx.)
Building Type	Professional Office
Stories	2
Building SF	4,516 SF (approx.)

ZONING INFORMATION

Zoning	R6B / C2-2, R4 (split zoning)		
	R6B/C2-2	R4	Total (approx.)
Lot SF	2,200	2,800	5,000 SF
Commercial FAR	2.0	-	-
Commercial Buildable SF	4,400	-	4,400 SF
Residential FAR	2.0	1.0	
Residential Buildable SF	4,400	2,800	7,200 SF
Residential FAR (UAP/Qualifying Sites)	2.4	1.5	
Residential Buildable SF (UAP/Qualifying Sites)	5,280	4,200	9,480 SF
Community Facility FAR	2.0	2.0	
Community Facility Buildable SF	4,400	5,600	10,000 SF

NYC TAX INFORMATION

Assessment (2025/2026)	\$331,200
Tax Rate	10.848%
Gross Property Taxes	\$35,929
Tax Class	4



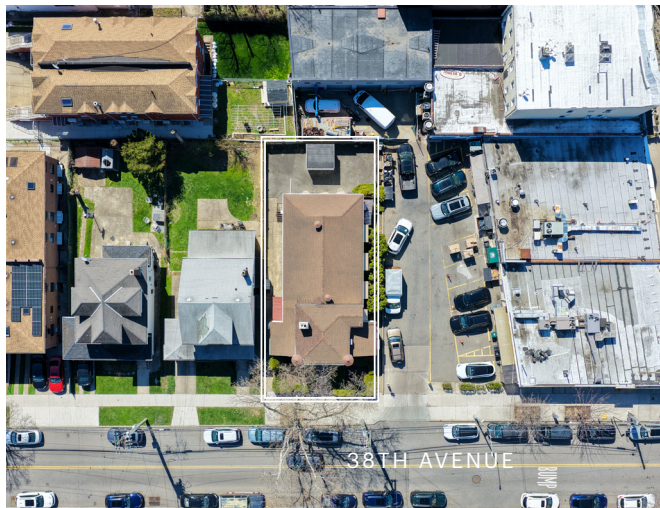
213-44 38TH AVENUE
FOR SALE

SURROUNDING AREA MAP



213-44 38TH AVENUE
FOR SALE

PROPERTY PHOTOS



213-44 38TH AVENUE
FOR SALE

INTERIOR PHOTOS



CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.
srp@ripcony.com
718.663.2639

KEVIN LOUIE
klouie@ripcony.com
718.663.2642

KEVIN SCHMITZ
kschmitz@ripcony.com
718.663.2644

ANDREAS EFTHYMIU
andreas@ripcony.com
718.663.2643

FOR FINANCING INQUIRIES:

ADAM HAKIM
ahakim@ripcony.com
646.290.2011

JAMES MURAD
jmurad@ripcony.com
646.290.2012