

Shovel-Ready DEVELOPMENT OPPORTUNITY

 97-44 64th Avenue
Rego Park, NY 11374



DOB-Approved
Development Site



23,520 Buildable
SF Approved

Up to 24,540 Buildable
SF with UAP



Steps from the 63rd
Drive-Rego Park
M & R
Subway Station



Investment Highlights

- ✓ Fully DOB-approved development project
- ✓ Immediate construction commencement upon closing
- ✓ Thoughtfully designed mixed-use building including commercial parking spaces and 25 residential units.
- ✓ Exceptional transit-oriented location
- ✓ Short walk to M & R subway service
- ✓ Near Queens Boulevard, Rego Center, Costco, and major retail amenities
- ✓ Strong residential condominium and rental market fundamentals
- ✓ Reduced entitlement and development risk

Located in the heart of Rego Park, this shovel-ready development opportunity offers investors and developers the ability to bypass lengthy approval timelines and immediately execute a residential development project in one of Queens' most convenient neighborhoods.



Approved plans, renderings, and development package available upon request.

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