

162-21 JAMAICA AVENUE

CORNER OF JAMAICA AVENUE & 163RD STREET
JAMAICA, NY 11432 | QUEENS

PRIME JAMAICA CORNER - UPPER FLOORS AVAILABLE FOR SALE

FLOORS 2-4
AVAILABLE



COMMERCIAL SPACE - FOR SALE



162-21 JAMAICA AVENUE

CORNER OF JAMAICA AVENUE & 163RD STREET | JAMAICA

KSR has been exclusively retained to arrange the sale of 162-21 Jamaica Avenue, Jamaica, NY 11432, a prominent 48,000 SF multi-unit commercial property situated on an approximately 18,300 SF lot at the corner of Jamaica Avenue and 163rd Street. The property benefits from substantial corner exposure, approximately 91 feet of frontage on Jamaica Avenue and 210 feet along 163rd Street, and strong visibility along one of Queens' busiest commercial corridors.

Offered at \$17,500,000, the property is zoned C6-3 / R9 equivalent and C4-4D / R8A equivalent, with an existing FAR of 4.33 and approximately 136,884 SF of zoning floor area. Steps from the J and Z subway lines and surrounded by national retailers including Target, Primark, Marshalls, ALDI, Chipotle, Foot Locker, T-Mobile, and Verizon, the asset presents a compelling opportunity to acquire a large-scale corner property in the heart of Downtown Jamaica.

ASKING PRICE: \$17,500,000

INVESTMENT HIGHLIGHTS

- 48,000 SF corner commercial asset in Downtown Jamaica.
- 91' Jamaica Avenue frontage plus 210' along 163rd Street.
- Wraparound window exposure on three sides.
- 136,884 SF of zoning floor area.
- Surrounded by major national retailers and strong pedestrian activity.
- Immediate access to the J and Z subway lines.



162-21 JAMAICA AVENUE

CORNER OF JAMAICA AVENUE & 163RD STREET | JAMAICA

SECOND FLOOR INTERIORS:



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

162-21 JAMAICA AVENUE

CORNER OF JAMAICA AVENUE & 163RD STREET | JAMAICA

THIRD FLOOR INTERIORS:



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

162-21 JAMAICA AVENUE

CORNER OF JAMAICA AVENUE & 163RD STREET | JAMAICA

FOURTH FLOOR INTERIORS:



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

162-21 JAMAICA AVENUE

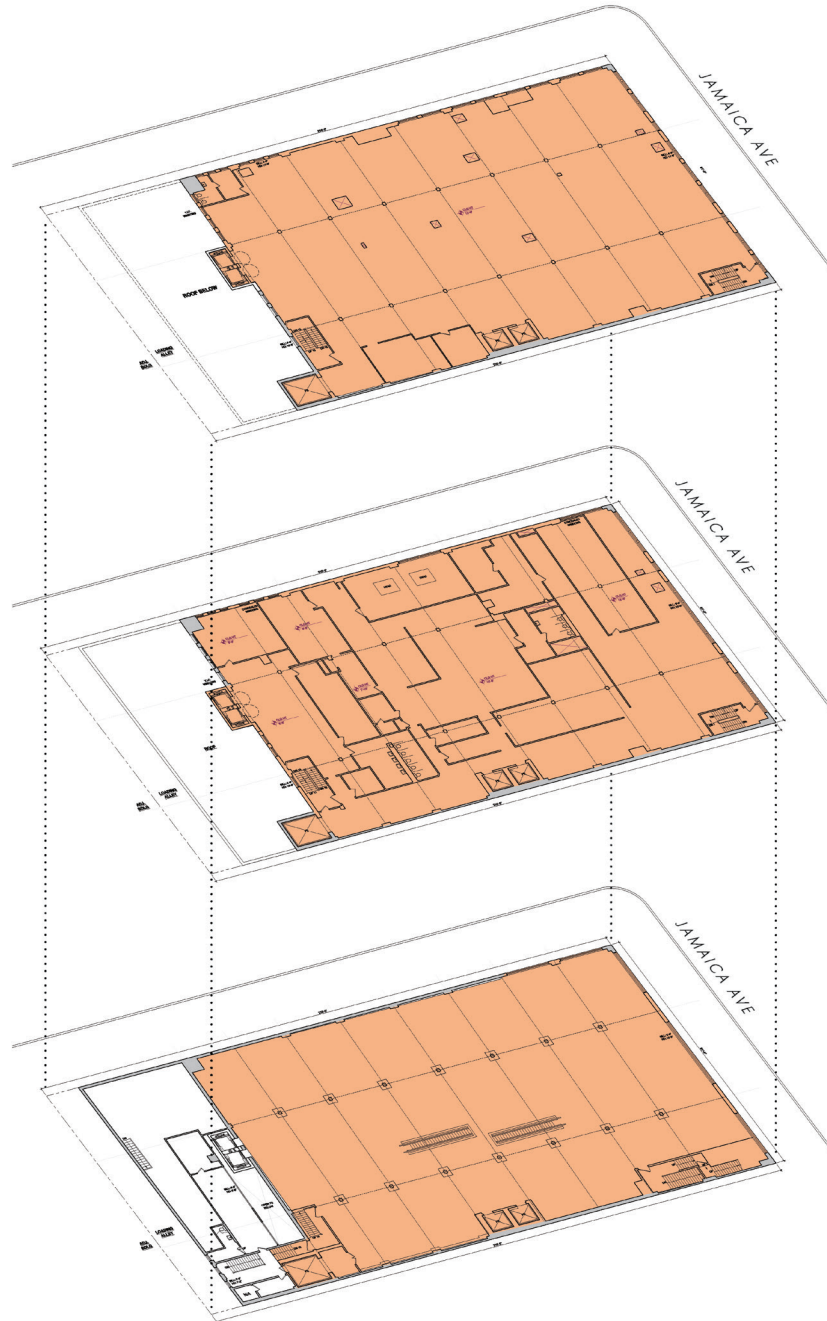
CORNER OF JAMAICA AVENUE & 163RD STREET | JAMAICA

FLOOR PLANS:

FOURTH FLOOR
15,000 SF - OFFICE

THIRD FLOOR
15,000 SF - OFFICE

SECOND FLOOR
18,000 SF - OFFICE



All information supplied in this marketing presentation and/or flyer is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of listings from sale/lease and to any listing condition. Any square footage, dimensions, floor plans and/or technical data set forth are approximations and are subject to further elaboration/confirmation.

162-21 JAMAICA AVENUE

CORNER OF JAMAICA AVENUE & 163RD STREET | JAMAICA

FOR MORE INFORMATION,
PLEASE CONTACT:

EDDY SALAMEH

347.839.5031 | ESallameh@ksrny.com

EZRA FALACK

917.518.3568 | EFalack@ksrny.com

SOLOMON SHARABY

718.986.7149 | SSharaby@ksrny.com

