



LANDAIR ADVISORS

Corner Development Site *12,564 BSF As-Of-Right*

109-15 Sutphin Boulevard, Jamaica, NY 11433

Presented by:

Alexandre Goulet

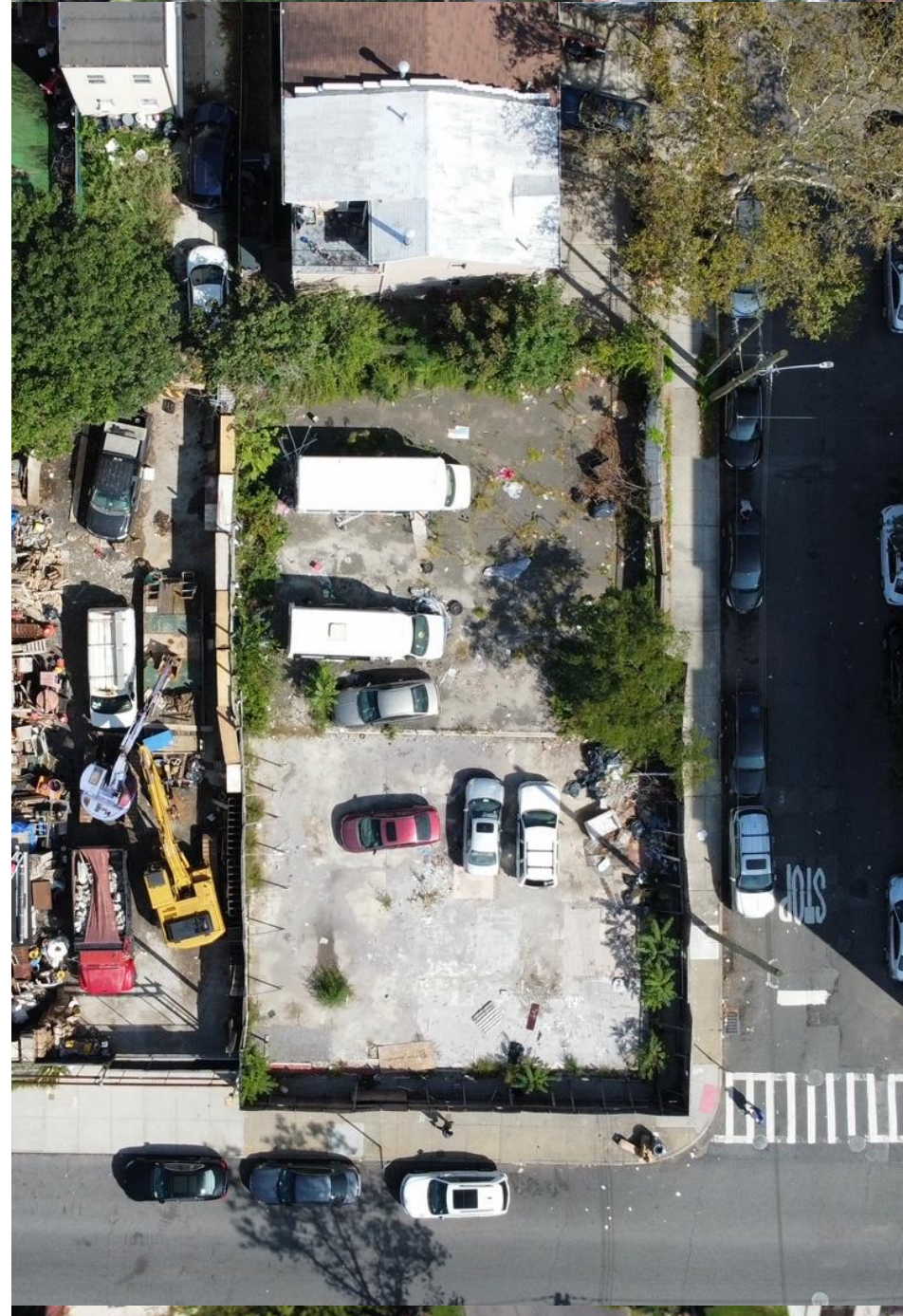
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Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

109-15 Sutphin Boulevard is a premier corner development opportunity located in the rapidly evolving Jamaica submarket. Boasting a prominent 6,282 SF corner lot with favorable 60' x 105' dimensions, this site is delivered completely vacant, offering developers a seamless, efficient "blank slate" to execute their vision without the added time or expense of demolition.

Featuring a versatile split zoning designation (R5D, C2-3, R4-1), the site allows for a maximum usable floor area of 12,564 buildable square feet (BSF). Crucially, this property allows for a 100% market-rate residential or mixed-use project with no affordable housing restrictions. Under the new Dwelling Unit Factor for R5D of 680, the maximum allowable density yields 18 buildable units. Residential parking requirements are completely waived under the City of Yes initiative, maximizing rentable/sellable square footage.

PROPERTY HIGHLIGHTS

- **100% Market-Rate Potential.**
- **MTM tenant:** The site features an existing month-to-month tenant paying \$4,500 per month. The tenant can remain in place if the buyer wishes, providing steady cash flow during the pre-development and planning phases.
- **Premium Corner Footprint:** Exceptional visibility, flexible ingress/egress options, and superior light and air advantages with 60 feet of frontage along heavily trafficked Sutphin Boulevard.
- **Immediate Development Timeline:** Delivered as a clean, vacant lot, eliminating demolition hurdles and significantly reducing pre-development carrying costs.
- **Flexible Zoning Profile:** The R5D and C2-3 commercial overlay allows for a versatile mix of multi-family residential units and ground-floor local retail, maximizing potential revenue streams.
- **Strategic Transit Access:** Positioned directly on a major commercial artery, offering seamless connectivity to local bus lines and convenient proximity to the Downtown Jamaica transit hub (LIRR, E, J, Z subway lines, and the JFK AirTrain).



Suggested Asking Price: **\$1,795,000**

Lot Size:	6,282
Zoning District	R5D, C2-3
Residential BSF:	12,564
Commercial BSF:	11,559
Price Per Buildable S.F.	\$143
Corner/Midblock:	Corner
Street Frontage:	60.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

Area	Jamaica
Block/Lot	12140/1
Lot Dimensions	60x105
Lot Sq. Ft.	6,282

BUILDING INFORMATION

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

NYC FINANCIAL INFORMATION

Assessed Value	\$75,831
Tax Rate	10.848%
Gross Taxes	\$8,226.16

ZONING INFORMATION

Zoning District	R5D, C2-3
Base Floor Area Ratio (FAR)	2.0
Residential Buildable Sq. Ft.	12,564
Commercial FAR	2.0
Commercial Buildable Sq. Ft.	12,564
Inclusionary FAR	-
Inclusionary Buildable Sq. Ft.	-
Community Facility FAR	2.0
Community Facility Buildable Sq. Ft.	12,564
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



ADVISORY TEAM



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