

Property For Sale

Lebanon Lodge

107-51 Guy R Brewer Boulevard Jamaica, NY 11433



For More Information:

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Adaptive Reuse or Development Site Property For Sale

107-51 Guy R Brewer Boulevard Jamaica, NY 11433



Offering Summary

| | |
|-------------------------|--------------|
| Sale Price: | Upon Request |
| Building Size: | 7,560 SF |
| Lot Size: | 8,009 SF |
| Number of Units: | 1 |
| Year Built: | 1972 |
| Zoning: | R6D, C2-4 |
| Market: | Jamaica |

Property Overview

107-51 Guy R. Brewer Blvd presents a compelling opportunity for developers, investors, and strategic owner-users seeking a well-located Queens asset with both existing building utility and long-term redevelopment potential. The corner property consists of an approximately 8,009 SF lot with an existing approximately 7,560 SF two-story building located in the special Downtown Jamaica District with potential for +/- 38,000 BSF.

Property Highlights

- Approx. 8,009 SF lot
- Approx. 7,560 SF existing building
- R6D, C2-4 zoning
- Approx. 80' x 100' lot dimensions
- Strong candidate for redevelopment, repositioning, or adaptive reuse
- Potential residential, affordable housing, mixed-use, or community facility play

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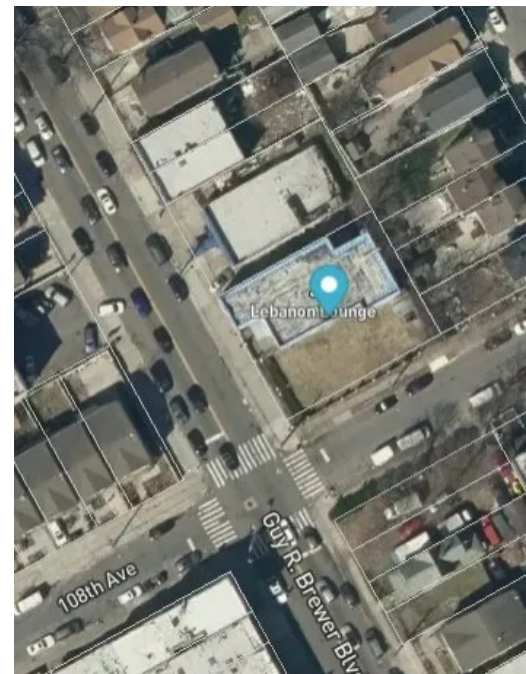
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 **Douglas Elliman**
Commercial

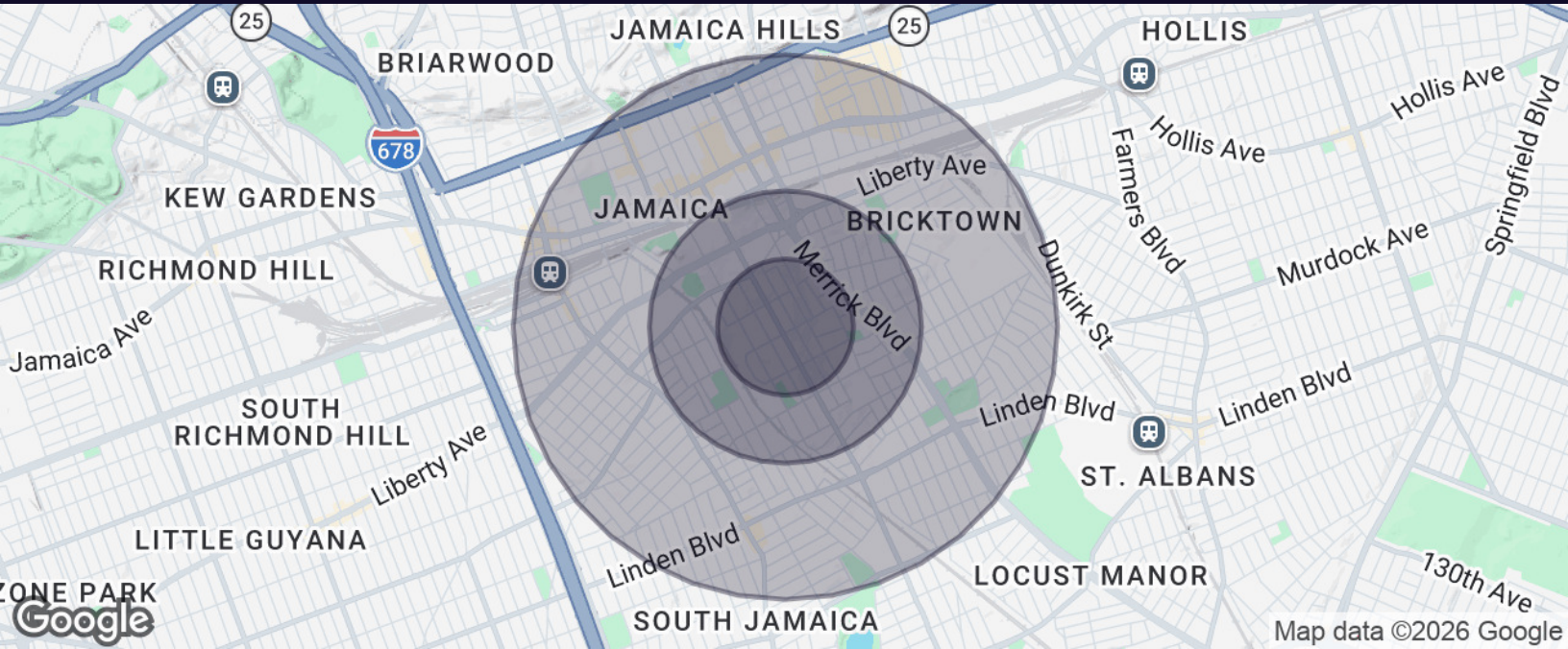
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| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population | 7,621 | 22,139 | 98,117 |
| Average Age | 35.2 | 35.6 | 37.4 |
| Average Age (Male) | 34.8 | 34.9 | 36.1 |
| Average Age (Female) | 35.8 | 36.4 | 38.6 |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
|---------------------|------------|-----------|-----------|
| Total Households | 2,367 | 6,440 | 29,912 |
| # of Persons per HH | 3.2 | 3.4 | 3.3 |
| Average HH Income | \$66,522 | \$82,911 | \$88,451 |
| Average House Value | \$743,341 | \$661,565 | \$613,168 |

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