



**LANDAIR
ADVISORS**

ARVERNE ASSEMBLAGE 224K BUILDABLE SQ. FT.

49-01 BEACH CHANNEL DRIVE, ARVERNE NY 11691

Presented By:

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

This offering presents a rare opportunity to acquire a substantial ±97,913 square foot development site located at 49-01 Beach Channel Drive in the Arverne section of Queens. The property consists of three tax lots and is zoned R5 with a C1-2 commercial overlay, allowing for a mixed-use development of up to approximately 224,946 buildable square feet.

Situated on a wide street within a designated Transit Zone, the site qualifies as a Quality Housing development, offering increased efficiency and flexibility for residential construction. The property is delivered vacant and benefits from strong accessibility, located just four blocks from the Beach 44th Street A-train subway station.

The surrounding area has experienced significant public and private investment, including nearby developments such as the Resilient Edgemere initiative and the Peninsula Hospital redevelopment, positioning the asset within a rapidly evolving coastal neighborhood. Having been under long-term ownership for over 20 years, this marks the first time the property is being offered for sale, presenting a unique opportunity for developers to capitalize on scale, zoning, and location within an emerging growth corridor.

PROPERTY HIGHLIGHTS

- ❑ (3) Lots with Combined 97,913 SF of Land.
- ❑ Zoned R5, C1-2. Located in a Transit Zone and on a Wide Street, making it a Qualifying Residential Site.
- ❑ Buildable up to 224,946 SF with Mixed-Use zoning.
- ❑ Located (4) Blocks from the Beach 44th Street A-Train Subway Stop.
- ❑ Near Various New Ground Up Communities such as “Resilient Edgemere” and the “Peninsula Hospital Redevelopment Plan”
- ❑ Long-Term Ownership. For Sale for the first time in 20 years.



OFFERING SUMMARY

Sale Price:	\$18,900,000
Lot Size:	97,913
Zoning District:	R5, C1-2 (QRS)
Market Rate Residential BSF (FAR: 2.0):	169,207
Commercial BSF (FAR:2.5):	224,946
Price Per Buildable S.F (Mixed-Use):	\$84
Tenancy:	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

Area	49-01 Beach Channel Dr.	N/A	N/A
Block/Lot	15841/50	15841/40	15841/19
Lot Dimensions	99.21' x 100' (IRR)	100' x 100'	480' x 200'
Lot Sq. Ft.	10,320	10,000	77,593

BUILDING INFORMATION

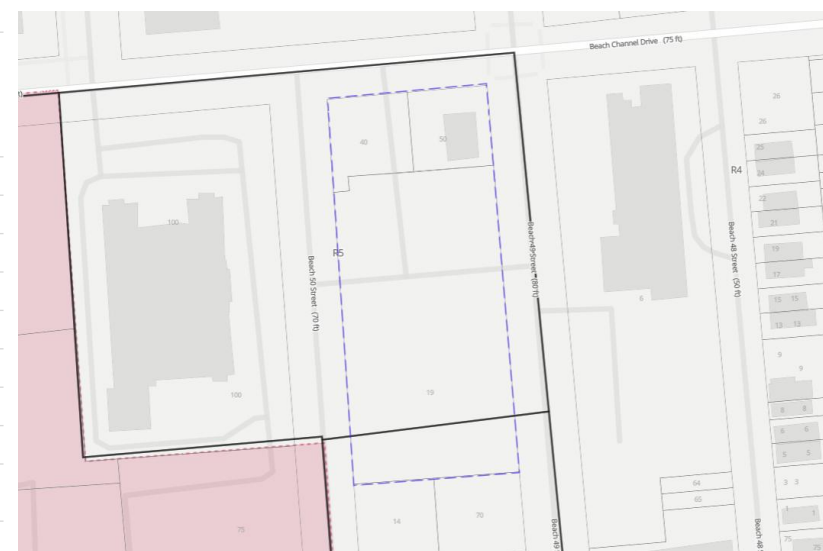
Building Type	Retail	Parking	Parking
Building Sq. Ft.	2,358	-	-
Total Units	1	-	-

NYC FINANCIAL INFORMATION

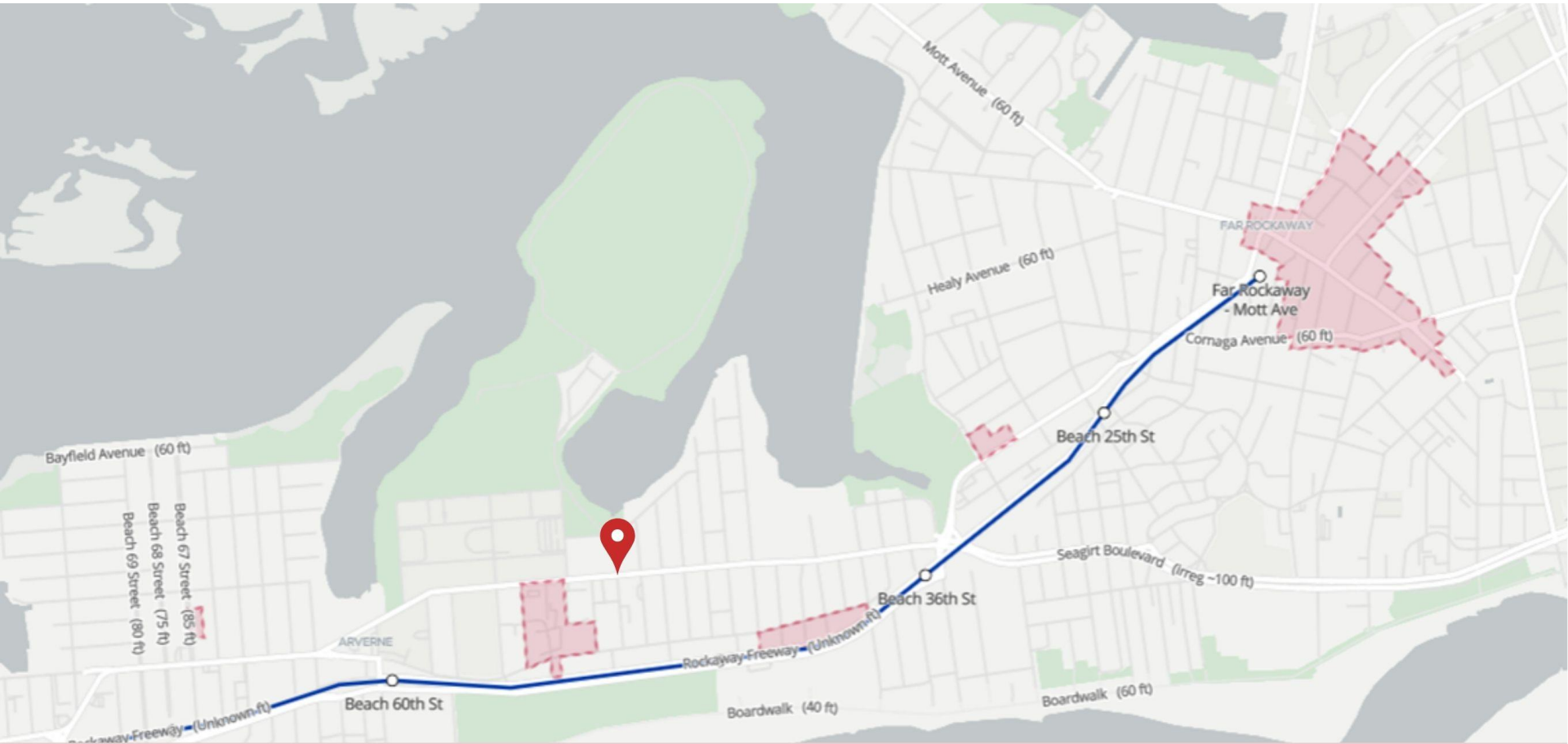
Assessed Value	\$204,300	\$272,250	\$2,128,950
Tax Rate	10.848%	10.848%	10.848%
Gross Taxes	\$21,440	\$29,534	\$225,950

ZONING INFORMATION

Zoning District	R5, C1-2	R5, C1-2	R5, C1-2, C8-1
Base Floor Area Ratio (FAR)	2.0	2.0	1.66 (Split Zone)
Residential Buildable Sq. Ft.	20,000	20,640	128,567
Commercial FAR	2.5	2.5	2.24
Commercial Buildable Sq. Ft.	25,000	25,750	174,196
U.A.P FAR	-	-	-
U.A.P Buildable Sq. Ft.	-	-	-
Community Facility FAR	1.0	1.0	1.24
Community Facility Buildable Sq. Ft.	10,000	10,300	95,883



NEARBY REZONINGS



**Beach 67th Street
Rezoning
(1 & 2)**

**Peninsula Hospital
Redevelopment
Plan (1)**

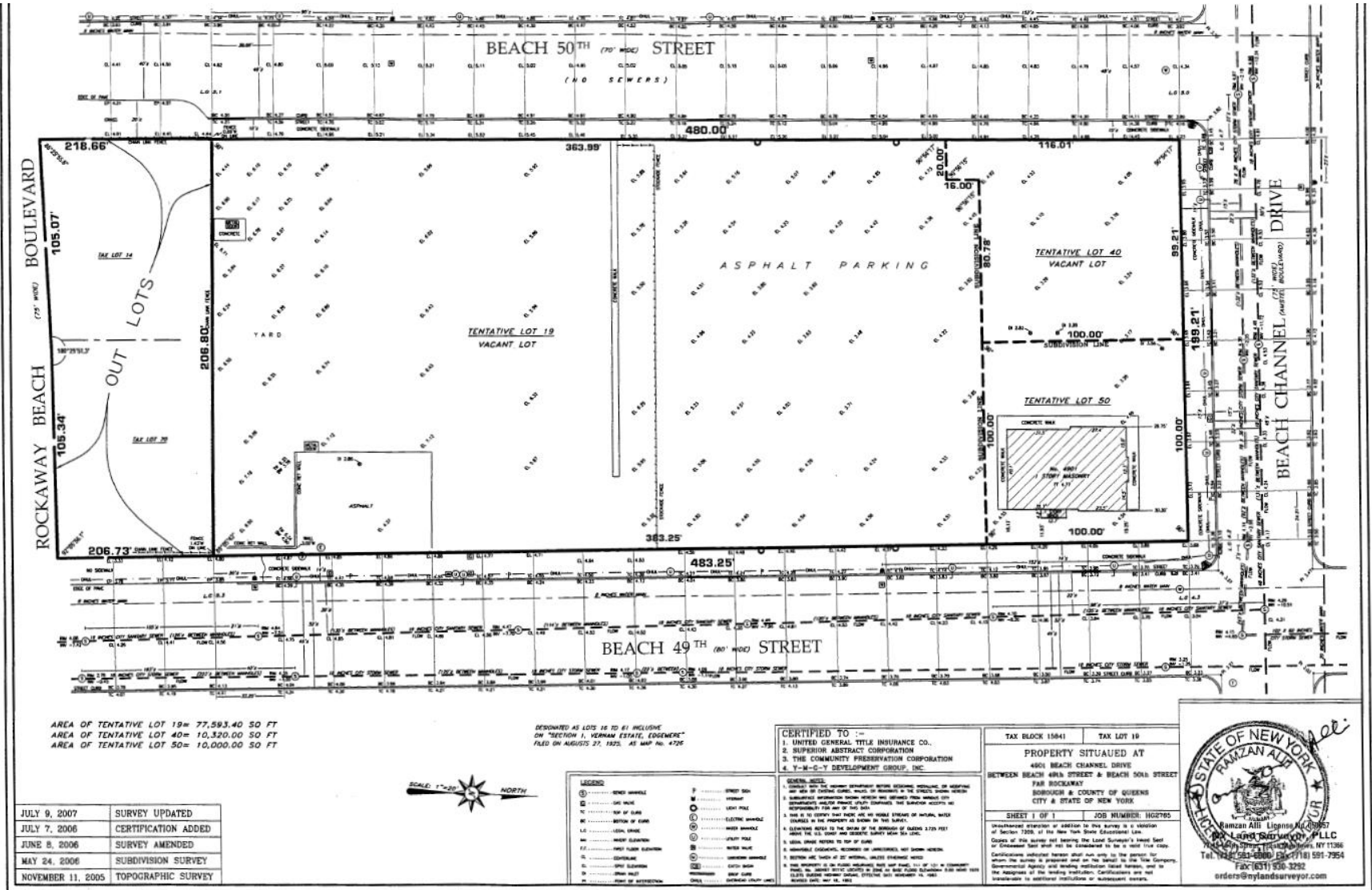
**Resilient
Edgemere
(1 & 2)**

**Ocean Crest
(1)**

**Downtown Far
Rockaway
Redevelopment Plant
(1 & 2)**



PROPERTY SURVEY



ADVISORY TEAM



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