



**LANDAIR
ADVISORS**

DOWNTOWN JAMAICA DEVELOPMENT SITE
46' X 131' – C6-4, DJ
72,564 BUILDABLE SQ. FT. AS-OF-RIGHT (MIH)

155-01 & 155-03 JAMAICA AVENUE, JAMAICA, NY 11432

Presented By:

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Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

An exceptional development opportunity located in the high-growth corridor of Downtown Jamaica, Queens. 155-01 and 155-03 Jamaica Avenue offer developers a 6,047 sq. ft. midblock parcel boasting 46 feet of frontage on Jamaica Avenue.

The property benefits from powerful C6-4 zoning, within the Special Downtown Jamaica District (DJ), which provides tremendous flexibility for a developer. The site allows for a substantial as-of-right development envelope with the new zoning in effect. The property's maximum development potential is approximately: 72,564 Sq. Ft. of maximum ZFA with the affordability component.

Delivered vacant, the property provides a clear path for a major ground-up construction project. This site is strategically positioned to capitalize on Downtown Jamaica's ongoing revitalization, making it a compelling opportunity to deliver a new Class-A building in one of New York City's most dynamic emerging submarkets.

PROPERTY HIGHLIGHTS

- ❑ 46' x 132' Assemblage Measuring 6,047 Sq. Ft. located in downtown Jamaica.
- ❑ Flexible Zoning of C6-4, DJ Allows for 72,564 BSF (MIH)
- ❑ Located within Jamaica Neighborhood Plan.
- ❑ Fire Easement in the rear lot allows for access during and after construction.
- ❑ Large Floorplate and 46' of Frontage on Jamaica Avenue.



OFFERING SUMMARY

Sale Price:	\$4,300,000
Lot Size:	6,047
Zoning District:	C6-4,DJ
Buildable Sq. Ft.:	72,564
Pending FAR (MIH):	12
Price Per Buildable S.F (MIH):	\$59



PROPERTY DETAILS

PROPERTY INFORMATION

Area	Jamaica	Jamaica
Block/Lot	9754/47	9754/46
Lot Dimensions	25 x 131	21 x 132
Lot Sq. Ft.	3,275	2,772

BUILDING INFORMATION

Building Type	Commercial	Commercial
Building Sq. Ft.	3,275	3,360
Total Units	1	2

NYC FINANCIAL INFORMATION

Assessed Value	\$311,130	\$413,550
Tax Rate	10.762%	10.762%
Gross Taxes	\$33,483.84	\$44,506.28

ZONING INFORMATION

Zoning District	C6-4, DJ	C6-4, DJ
Commercial FAR	12	12
Commercial Buildable Sq. Ft.	39,300	33,264
Community Facility FAR	10	10
Community Facility Buildable Sq. Ft.	32,750	27,720



JAMAICA NEIGHBORHOOD REZONING

Proposal

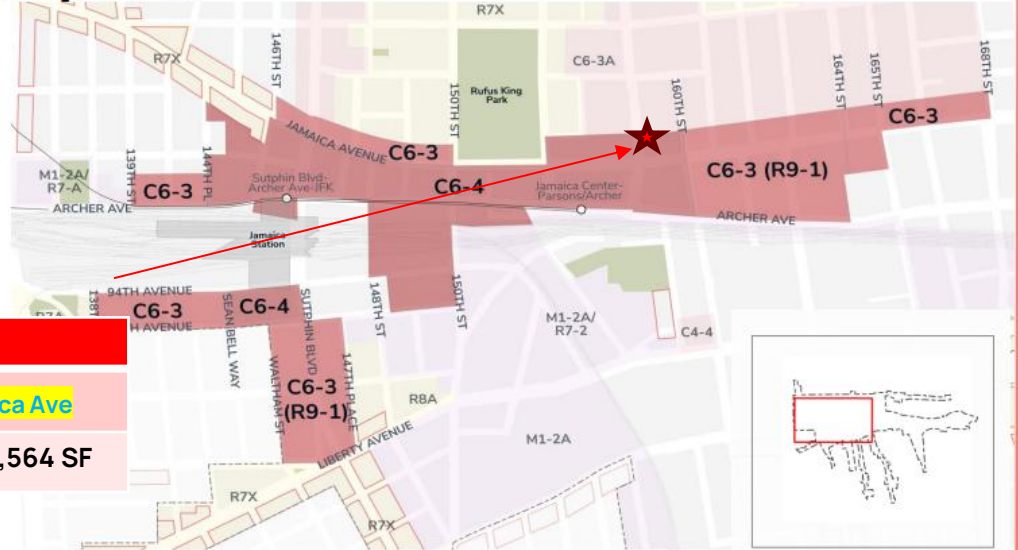
Downtown Core Zoning Proposal

Existing Zoning:

C6-4, C6-3, C6-2, C4-5X, C4-4A
with Downtown Jamaica District rules

Proposed Zoning:

C6-4, C6-3, C6-3/R9-1, C6-3A

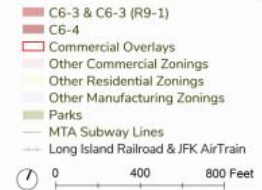
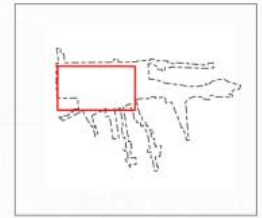


Old	New
Resi: FAR 7.52 = 45,473 SF	155-01 (03) Jamaica Ave
UAP: FAR 9.02 = 54,544 SF	MIH: FAR 12.0 = 72,564 SF

All Residential FAR's reflective of MIH

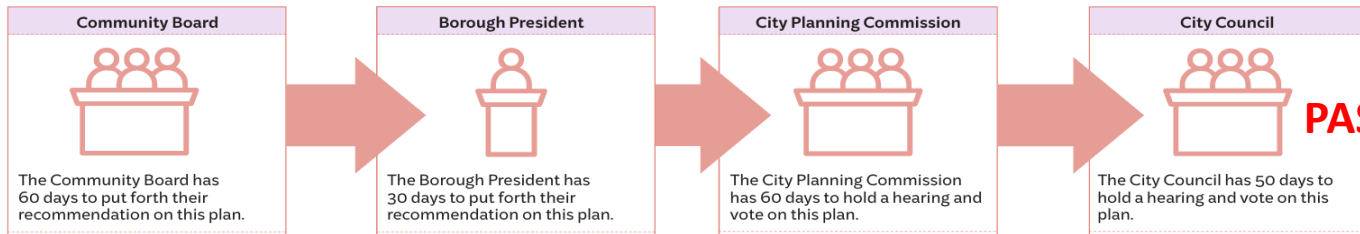
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
C6-4	12.0	12.0	10.0	n/a
C6-3	10.8	8.0	10.0	n/a
C6-3A	9.02	6.0	7.5	n/a

Aligns with city of Yes: Housing Opportunity



July through August 2025

Fall 2025



PROPERTY PHOTOS



ADVISORY TEAM



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