

114-20

JAMAICA AVENUE



**RICHMOND HILLS, QUEENS
DELIVERED VACANT
13,000 RSF
20,868 BSF AS-OF-RIGHT
27,128 BSF WITH UAP**

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FOR MORE INFORMATION CONTACT:

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Asking Price:

\$4,200,000

\$323 / RSF

EXECUTIVE SUMMARY

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 114-20 Jamaica Avenue (the "Site"), in Richmond Hills, Queens, a corner lot improved by a freestanding retail building (former Chase bank branch) and will be delivered with approved plans for a mixed-use (residential over retail) development. The Site will be delivered fully vacant and offers a compelling combination of investor, end-user, and development optionality.

114-20 Jamaica Avenue benefits from flexible R6A, C2-4 zoning, with an as-of-right FAR of 3.0 for both residential and commercial development, and a City of Yes bump to 3.9 FAR. The current plans call for keeping the existing commercial space intact and adding -21,779 SF of residential apartments above. An old-style bank building currently improves the lot at approximately 6,500 SF above-grade, plus a full finished basement (6,500 SF) for tenant/owner occupancy.

Situated on Jamaica Avenue in the heart of Richmond Hill, Queens, this property sits on one of the neighborhood's primary commercial corridors with a thriving restaurant, bar, and retail scene, surrounded by an established and densely populated residential community.

The property benefits from exceptional transit access. Jamaica Station, one of the busiest transit hubs in the country, sits less than half a mile east, where commuters can board the Long Island Railroad and the AirTrain, which delivers travelers to JFK Airport just 5 miles south. The E, J, and Z subway lines are all accessible nearby, connecting residents directly to Midtown Manhattan and beyond. The Van Wyck Expressway (I-678) provides major highway access, and multiple MTA bus routes serve the corridor.

Please direct all inquiries to Cushman & Wakefield.

ASSET OVERVIEW

PROPERTY INFORMATION

Addresses	114-20 Jamaica Avenue Queens, NY 11418	
Submarket	Richmond Hill	
Block & Lot	9304-8	
Lot Dimensions	66.5' x 116'	Irregular
Lot SF	6,956	SF (approx.)

BUILDING INFORMATION

Property Type	Old Style Bank Building	
Building Dimensions	64' x 80'	Irregular
Stories	1	
Above Grade Gross SF	6,500	SF (approx.)
Below Grade Gross SF	6,500	SF (approx.)
Total Gross SF	13,000	SF (approx.)
Gross Commercial SF	13,000	SF (approx.)
Commercial Occupancy	0%	

ZONING INFORMATION

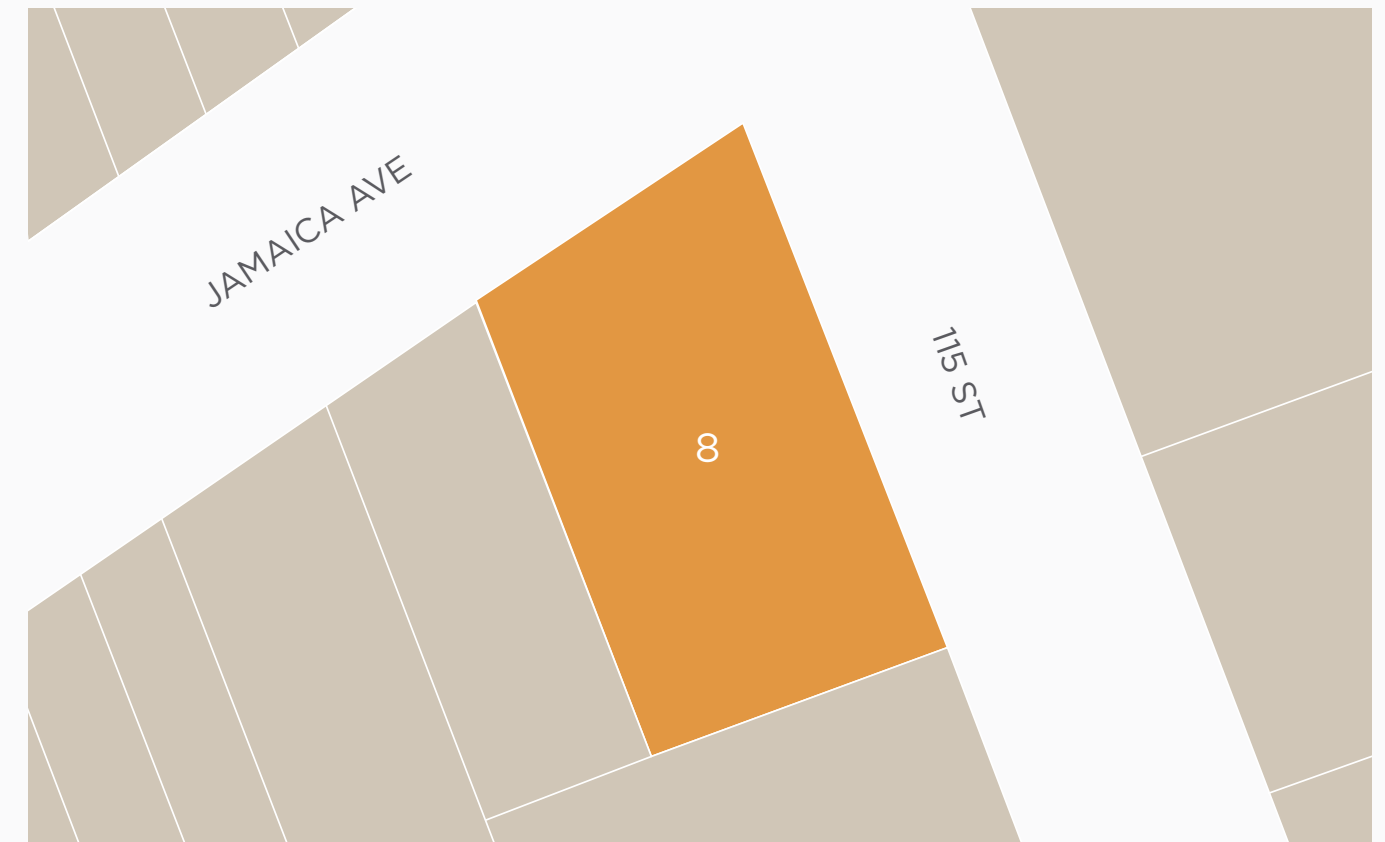
Zoning	R6A, C2-4	
Commercial FAR (As-of-Right)	3.00	
Residential FAR (As-of-Right)	3.00	
Residential FAR (City of Yes)	3.90	
Total Buildable SF (As-of-Right)	20,868	SF (approx.)
Less Existing Structure	6,500	SF (approx.)
Available Air Rights (As-of-Right)	14,368	SF (approx.)

NYC FINANCIAL INFORMATION (26/27)

Total Assessment	\$944,420
Annual Property Tax	\$107,889
Tax Class	4
Tax Rate	10.848%

SITE MAP

Development Site



DEAL HIGHLIGHTS

1

Prime Vacant Corner Retail Location With High Foot & Auto Traffic

2

13,000 SF of Total Rentable With Parking

3

Convenient Transit Access at 111th and 121st Street J-Z Stations

4

20,868 BSF As-of-Right
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5

Surrounded by National and Local Retailers, Restaurants, and Medical Offices



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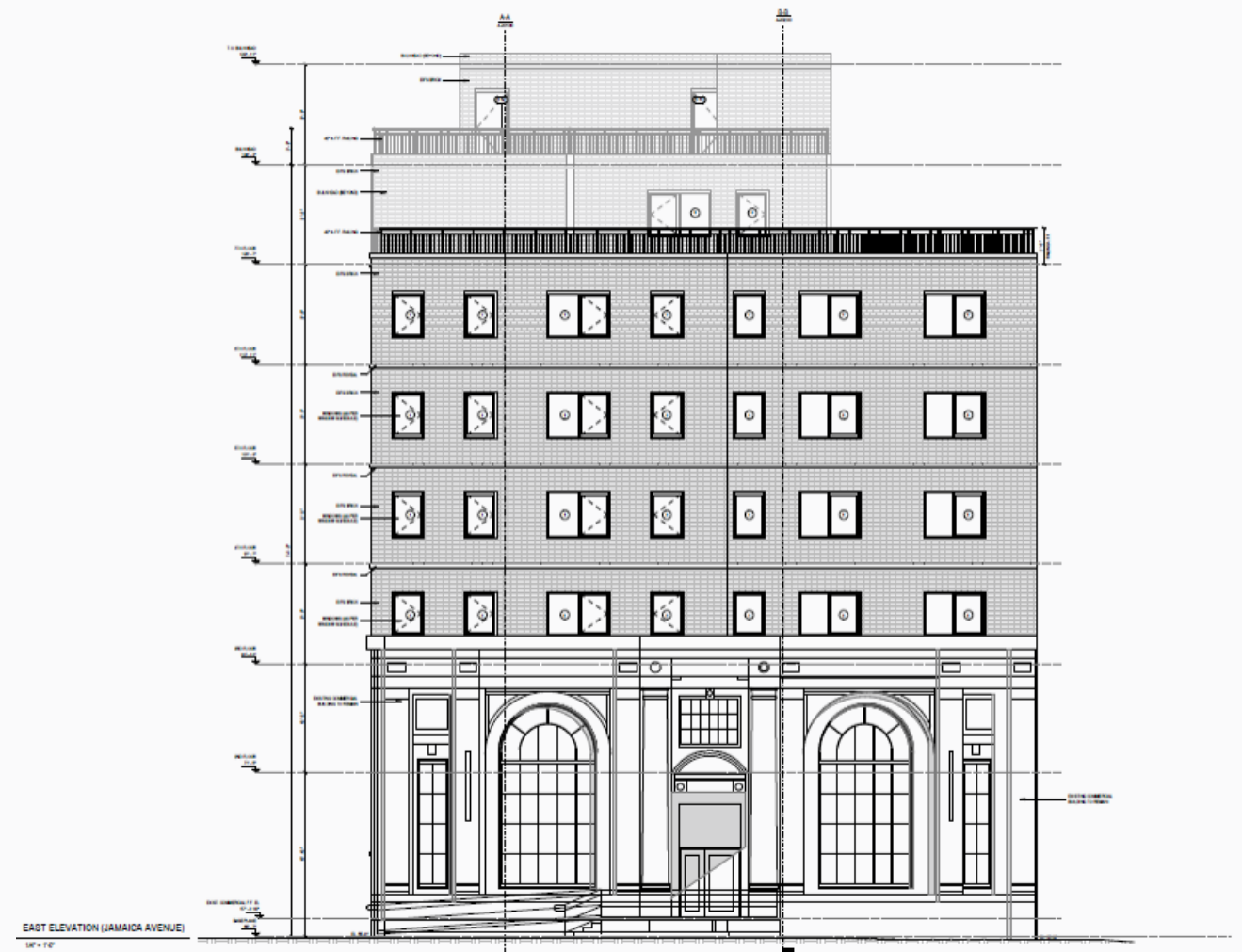
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DEVELOPMENT RENDERINGS

115TH STREET VIEW



JAMAICA AVENUE VIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS



★ 114-20 Jamaica Avenue

FITNESS

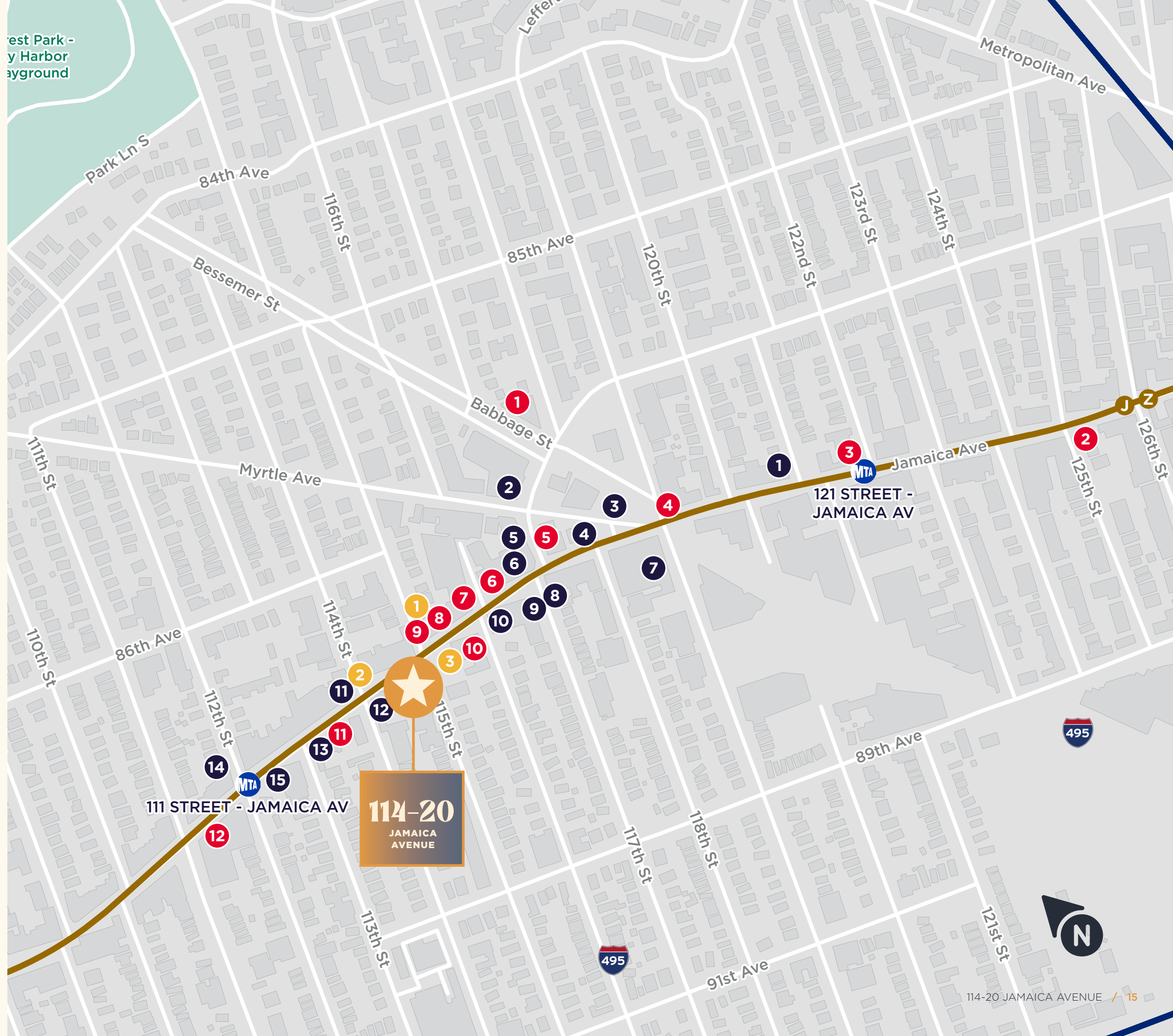
- 1 Herbalife Ruth's Nutrition club
- 2 Eagle Taekwondo Academy
- 3 Crunch Fitness – Richmond Hill

RESTAURANTS

- 1 Taste of Town Diner
- 2 Spicy Lanka
- 3 The Classic Diner
- 4 Dona Mary Mexican Products & Taqueria
- 5 Alfie's Pizzeria & Restaurant
- 6 Crispy fried chicken & gyros
- 7 Kaieteur Restaurant & Sports Bar
- 8 The Latin Corner
- 9 Mi Casa
- 10 Caribbean Cabana
- 11 Vincent & Andrea's
- 12 Lucky Dhaba Indian Restaurant
- 13 Jumbo Chinese Kitchen
- 14 Caleta 111
- 15 La Cocinita Mexican Restaurant

SHOPPING

- 1 Ideal Pharmacy
- 2 Richmond Hill Pharmacy
- 3 RDS Pharmacy
- 4 Triangle Pharmacy
- 5 A&P Pharmacy
- 6 Rivera's Event Venue
- 7 Mr. Pawn NYC
- 8 Ish Ocean Caribbean Market
- 9 Los Hermanos Cuahuizo Fruit Market Corp
- 10 Chase Bank
- 11 Quisqueya Dental
- 12 Metro by T-Mobile



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