

CUSHMAN & WAKEFIELD INVESTMENT SALES OFFERING

45-38 162ND STREET

FLUSHING, QUEENS, NY



USER / DEVELOPMENT OPPORTUNITY
2,600 SF COMMERCIAL BUILDING | 8,000 BSF | R5B (C2-2) ZONING

EXECUTIVE SUMMARY

ASKING PRICE:
\$2,400,000 (\$300 / BSF)

Cushman & Wakefield has been exclusively retained by Ownership to market for sale **45-38 162nd Street in Flushing, Queens** (the “Property” or “Site”). The offering consists of a **4,000 square foot lot (40’ x 100’)**, currently improved with a two-story mixed-use building comprising approximately 2,600 gross square feet, featuring one residential unit over one ground-floor retail store.

The Site is zoned **R5B with a C2-2 Commercial Overlay**, allowing for approximately **8,000 buildable square feet as-of-right**, with approximately **5,400** square feet of air rights available above the existing improvements. Allowing for up to 6,000 BSF of residential use and 2,000 BSF of commercial use. **Delivered vacant**, the Property offers immediate flexibility for end-users, investors, and developers — eliminating the complexities of tenant displacement and allowing for a seamless transition to the next phase of ownership.

Strategically located in Flushing, the Property benefits from outstanding transit connectivity, with access to multiple subway and bus lines providing direct service throughout Queens, Manhattan, and the broader metropolitan area. The surrounding neighborhood offers a dense and diverse retail environment, strong residential demand fundamentals, and continued momentum from both private and public investment.

Please direct all inquiries to Cushman & Wakefield.



BUILDABLE SF / AIR RIGHTS:

±8,000 BSF / ±5,400 SF

ZONING / FAR (AS-OF-RIGHT):

R5B (C2-2 OVERLAY) / 2.0

LOT DIMENSIONS:

±4,000 SF / 40' X 100'

REAL ESTATE TAXES (26/27):

\$11,144 (TAX CLASS 1 / 19.843%)

OCCUPANCY:

DELIVERED VACANT



FLUSHING, QUEENS, NY

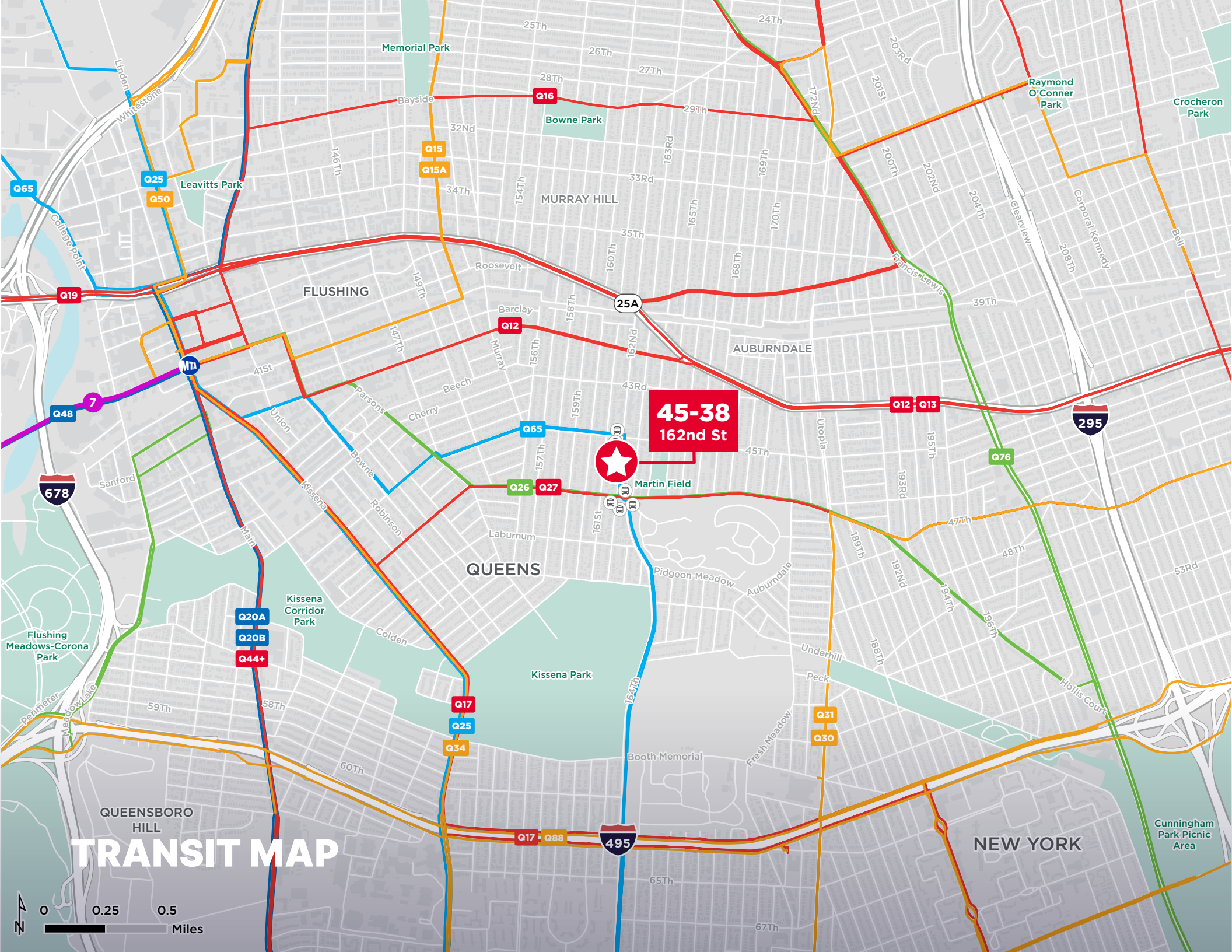
Flushing, Queens is one of New York City's most established and economically vibrant commercial districts, serving as a major business, transportation, and cultural hub for the borough. The neighborhood benefits from exceptional connectivity to Manhattan, Long Island, and the greater New York metropolitan area, making it a strategic location for a wide range of commercial, industrial, and mixed-use users.

Flushing has evolved into a critical center for commerce and entrepreneurship, driven by its dense population, diverse business base, and strong consumer demand. The area is anchored by Downtown Flushing—one of the city's largest

central business districts outside of Manhattan—and is supported by extensive transportation infrastructure, including the Long Island Rail Road, the 7 subway line, and direct access to major roadways such as the Long Island Expressway, Grand Central Parkway, and Van Wyck Expressway.

With continued public and private investment, limited development opportunities, and strong underlying market fundamentals, Flushing remains one of Queens' most sought-after locations for investors, owner-users, and businesses seeking long-term growth, accessibility, and value appreciation.





45-38
162nd St



TRANSIT MAP





MURRAY HILL

FLUSHING

AUBURNDALE

QUEENS

RETAIL MAP

45-38
162nd St



PARIS BAGUETTE

MÖGE TEE



Gong cha

Dominos

SUBWAY

cricket wireless



TD Bank

verizon

J.P.Morgan CHASE

Q28

MART

True Value

MART

metro by 92 Mobile

TOUS les JOURS

Auto Zone

IHOP

Liberty Bank

Nobu Sushi

Q12

JOAH

DUNKIN'

25A

PAPA JOHNS

FLUSHING

CARVEL

Q65

BMO

POPEYES

CARVEL

PAPA JOHNS

DUNKIN'



THE WELL

CARVEL

TACO BELL

Bonchon

verizon

BMO

Q26 Q27

Martin Field

TACO BELL

Bonchon

verizon



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FOR MORE INFORMATION, PLEASE CONTACT

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