

# 69-47 Austin Street

FOR SALE | VACANT COMMERCIAL PROPERTY | FOREST HILLS, NY

**PRICE REDUCED**  
**\$15,500,000**



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# 69-47 Austin Street

## For Sale | Vacant Commercial Property | Forest Hills, NY

69-47 Austin Street offers an investor or user the opportunity to acquire a prime corner property in Forest Hills, NY. Ideally located with 55' of frontage along Austin Street, the property is highly accessible within proximity to the [E,F,M,R] trains at Forest Hills – 71<sup>st</sup> Avenue station, the LIRR at Forest Hills station, and major thoroughfares. The building itself is comprised of 27,066 square feet over 5 stories, with 55' of frontage on Austin Street & 99' along 70<sup>th</sup> Avenue. Site can be delivered vacant, previously tenanted by a health club.



**Prime corner property, ideal opportunity for an investor or owner-user. Building is best suited for a health club, corporate headquarters, medical use, or a school.**



**Ideally located with 55' of frontage along Austin Street, a major retail corridor, and only one block from Queens Boulevard.**



**Located within a Qualified Opportunity Zone**



**Highly accessible, within proximity to the [E,F,M,R] trains at Forest Hills – 71<sup>st</sup> Avenue station, Forest Hills LIRR station, and major thoroughfares.**



**Site can be delivered vacant, previously tenanted by a health club.**



LOCATION	NE Corner of Austin Street & 70 <sup>th</sup> Avenue
BLOCK / LOT	3237 / 30
LOT / BUILT DIMENSIONS	55' x 100' Built: 55' x 99'
BUILDING SIZE (SF)	27,066
LOT SIZE (SF)	5,500 SF
FAR (RESIDENTIAL)	5
FAR (COMMERCIAL)	4
FAR (COMMUNITY-USE)	5
MAXIMUM BUILDABLE SF	27,500 SF
ZONING	C4-5X, FH
TAX ASSESSMENT (24/25)	\$2,279,640
TAXES (24/25)	\$241,459

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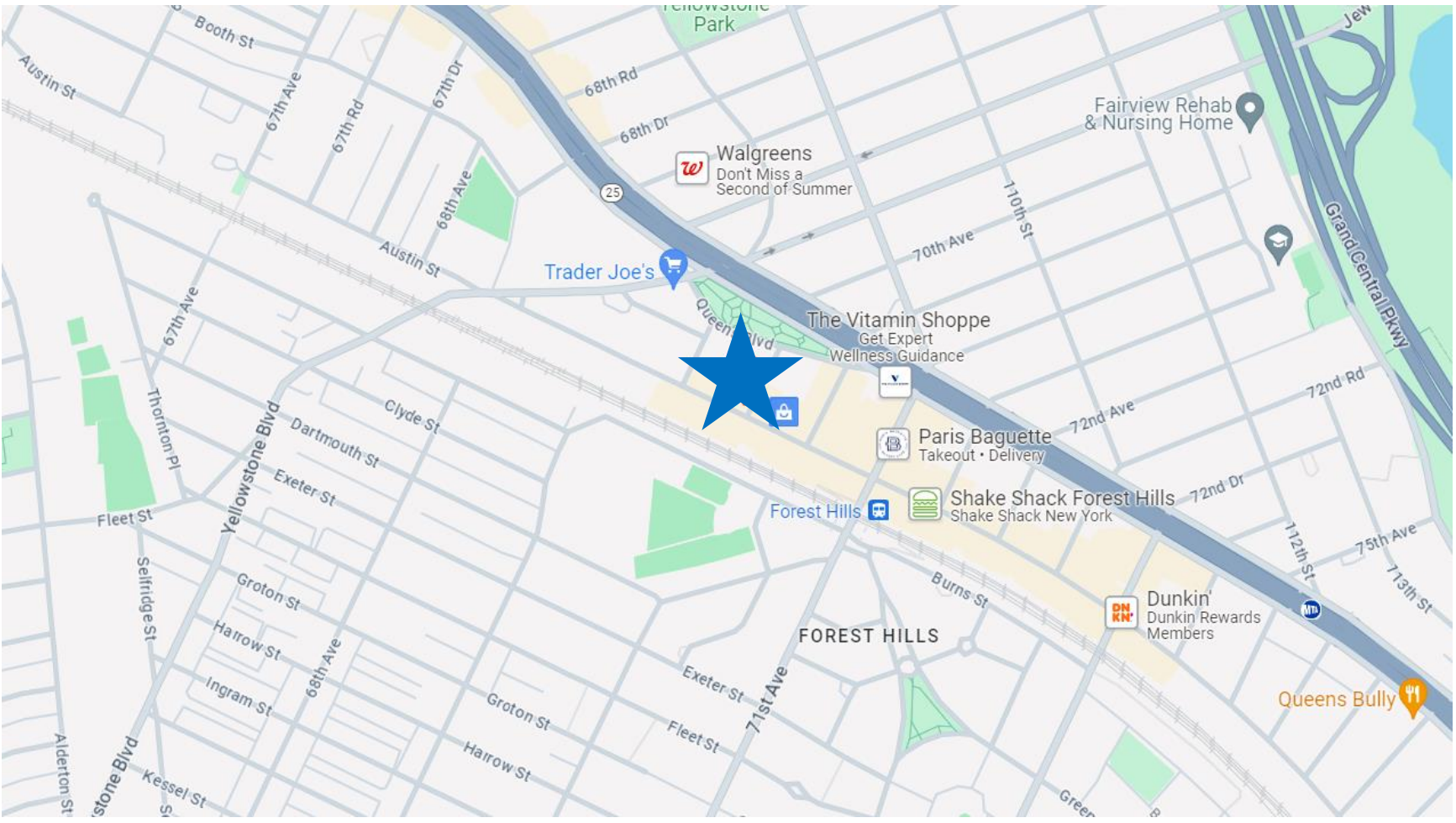
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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
POPULATION	9,602	32,921	93,491
HOUSEHOLDS	5,117	16,603	43,641
AVG. HOUSEHOLD INCOME	\$135,007	\$133,827	\$119,099

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