

136-25 41st AVENUE, FLUSHING, NY

FOR SALE | RETAIL-HOTEL-RESIDENTIAL DEVELOPMENT W/ APPROVED PLANS & FOUNDATION



PROPERTY INFORMATION

NEIGHBORHOOD	Flushing, NY 11355
LOCATION	North side of 41 st Avenue between Main Street and Union Street
BLOCK / LOTS	5019 / 107
LOT DIMENSIONS	50' x 89' Irregular
TOTAL LOT SQ. FT.	4,779 Sq. Ft.
ZONING	C4-3
COMMERCIAL FAR	3.4
RESIDENTIAL FAR	2.43
COMMUNITY USE FAR	4.8
ASSESSMENT (24/25)	\$358,020
TAX RATE (TAX CLASS 4)	10.592%
TOTAL RE TAXES (24/25)	\$37,921

PROPERTY HIGHLIGHTS

- **Prime Downtown Flushing location**
- **+/- 300' East of the Main Street and Kissena Boulevard intersection**
- **Access to all public transportation**
- **Approved plans for a retail, hotel, and residential development, consisting of 2 retail units, 1 community unit, 30 hotel rooms and 8 apartments**
- **Foundation is approx. 70% done**

APPROVED PLANS FOR:

CELLAR RETAIL	2,433 Sq. Ft.
GROUND FLOOR RETAIL	2,450 Sq. ft.
GROUND FL COMMUNITY USE	825 Sq. ft.
HOTEL (2-5 TH FLOORS)	11,450 Sq. ft.
APARTMENTS (6-8 TH FLOORS)	3,848 Sq. ft.
TOTAL SQ. FT. (Z FAR)	22,938 Sq. Ft.

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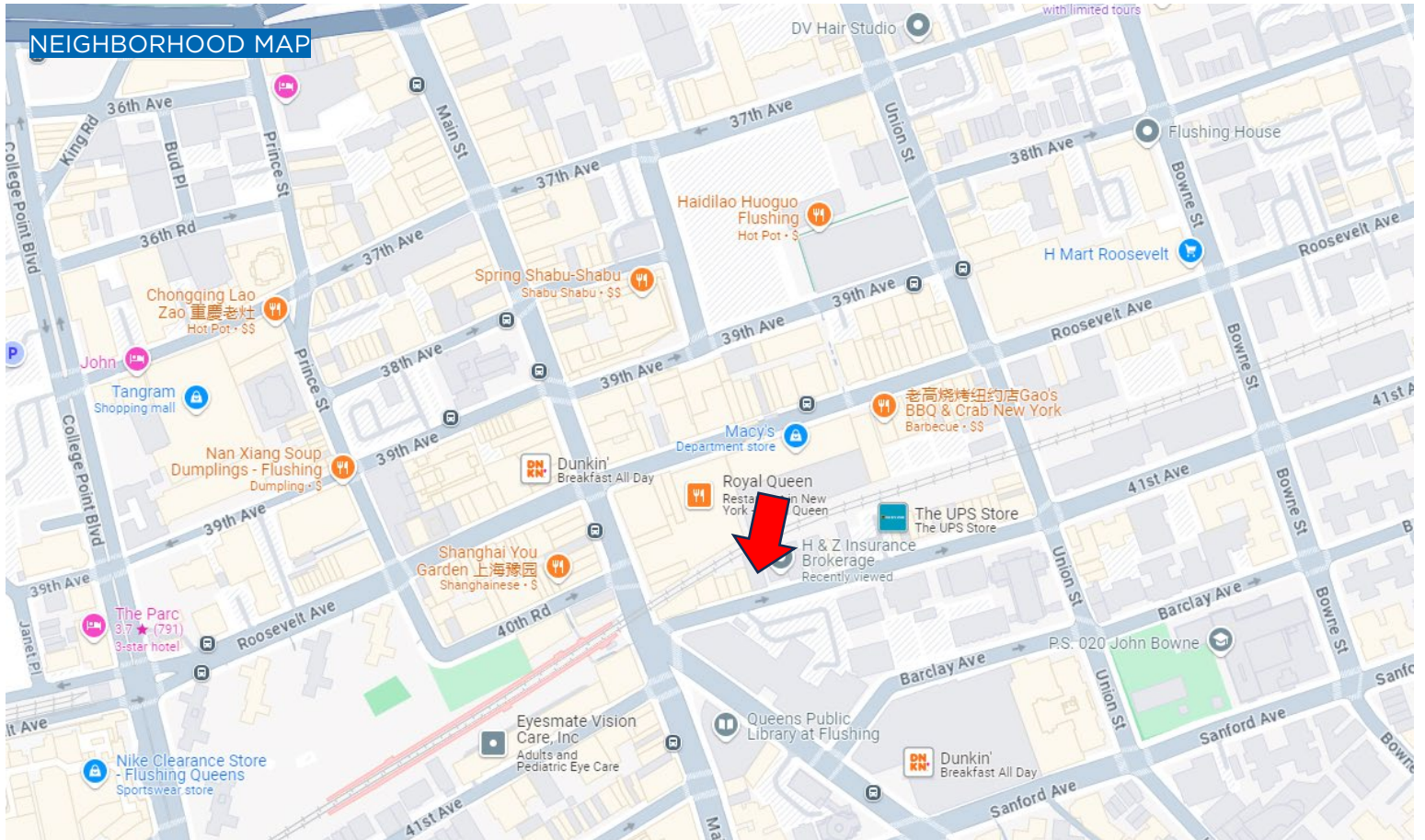
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