

FOR SALE

JAMAICA DEVELOPMENT SITE - OZ

DEMOLITION COMPLETE

92-09 Union Hall Street

JAMAICA, NY 11433

(between Jamaica Avenue and Archer Avenue)



OVERVIEW

ARM Real Estate Group has been retained on an exclusive basis to sell 92-09 Union Hall Street in the Jamaica section of Queens. The property is a vacant lot with C6-3 zoning allowing for residential or commercial development. The property measures 33' x 70' and lies in a Qualified Opportunity Zone. There are preliminary plans available for a residential development.

Exclusive Agents:

Anand Melwani

ARM Real Estate Group LLC

894 6th Avenue, 6th Floor

New York, NY 10001

(212)-464-8815

Anand@armre.com

www.armre.com

"All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice."

JAMAICA DEVELOPMENT SITE
SHOVEL READY – OPPORTUNITY ZONE
92-09 Union Hall Street
Jamaica, NY 11433



PROPERTY DESCRIPTION

Vacant lot – shovel ready for development. Plans available.

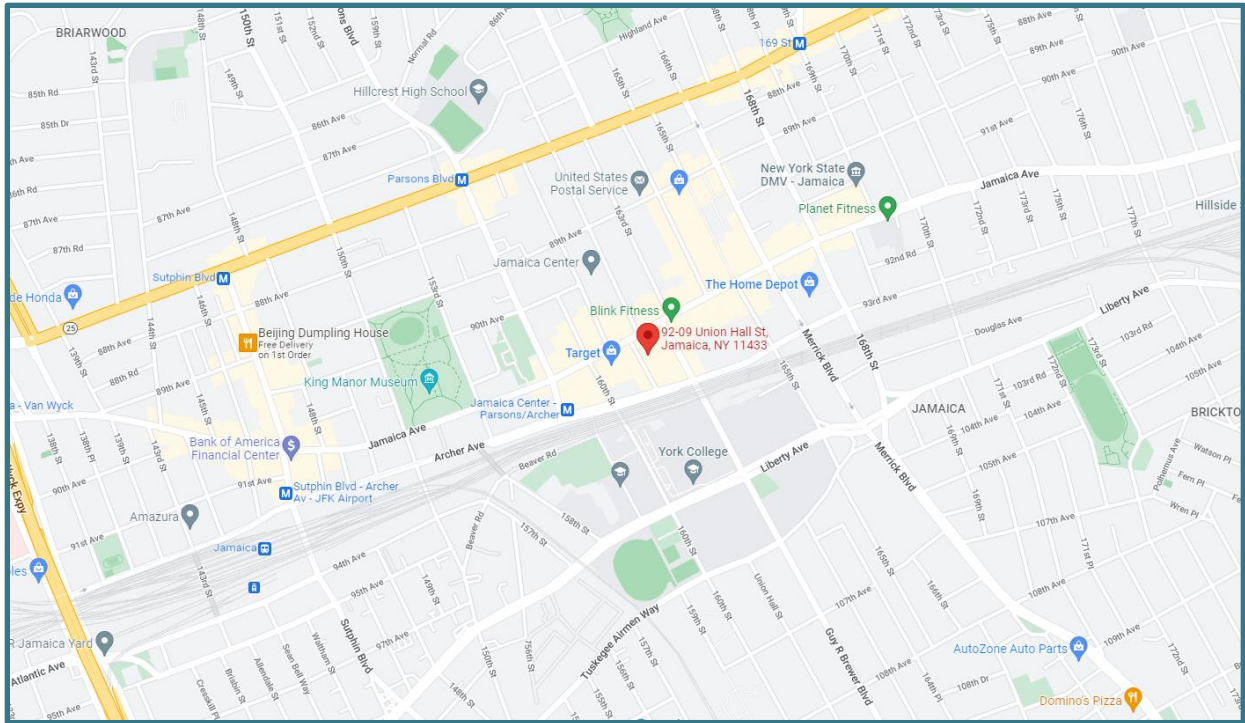
Block/Lot	10102/80
Lot Size	33' x 70'
Zoning	C6-3/DJ
FAR	7.52 (Residential) – 17,597 BSF 6.0 (Commercial) – 14,040 BSF 8.0 (Inclusionary) – 18,720 BSF
Assessment	\$175,680 (22/23)
Taxes	\$18,894 (22/23)

REDUCED Price: \$1,600,000 (\$85 PBSF)



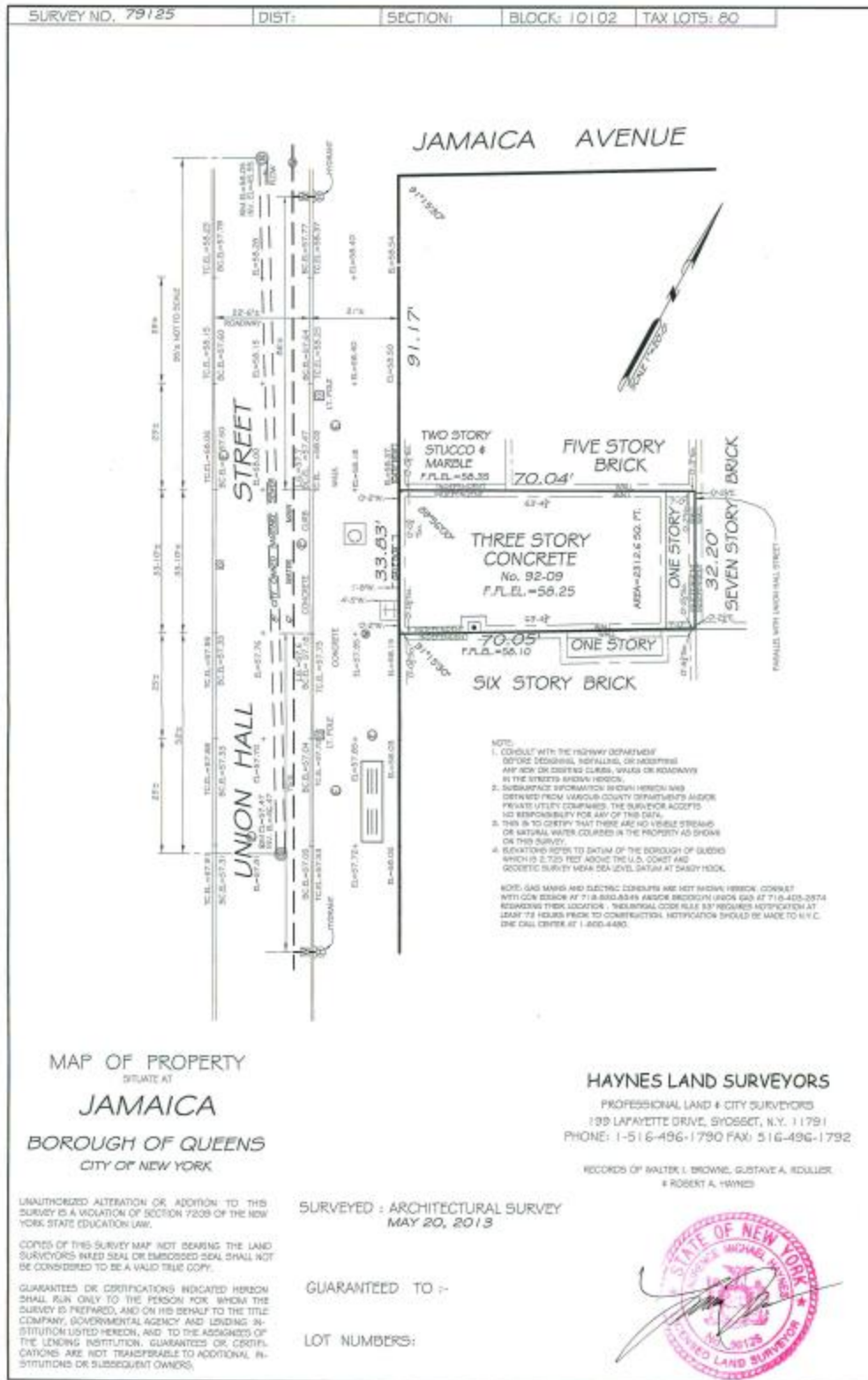
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