



179-24 Union Turnpike, Flushing, NY 11366
DEVELOPMENT SITE FOR SALE



ASKING PRICE

\$6,250,000

ONE Commercial Realty Services
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PROPERTY FEATURES	
LOCATION	On Union Turnpike between Surrey Place and Kent Street.
BLOCK/LOT	7229 / 20
LOT DIMENSIONS	140' x 100' (Approx.)
LOT AREA	14,000 (Approx.)
MAX COMMERCIAL FAR	1.6
TOTAL BUILDABLE	22,400 (Approx.)
ZONING	R2A / C1-2
ASSESSMENT (16/17)	\$1,475,000
TAXES (16/17)	\$65,176

* Refer to Zoning Article III: Commercial District Regulations Chapter III (2/2/11 – 33-151)



PROPERTY DESCRIPTION

ONE Commercial Realty Services presents the sale of 179-24 Union Turnpike. The subject property is currently a single story retail building that will be demolished prior to closing. The property presents future ownership with a commercial development opportunity located on the south side of Union Turnpike between Kent Street and Surrey Place, in Flushing, Queens. This site is in the zoning district of R2A with a C1-2 overlay. The max commercial FAR is 1.6 as per the zoning article III, if the building is set back thirty feet. This would allow for approximately 22,400 buildable square feet. The site is situated among several planned and recently completed developments and provides a developer with an excellent opportunity to capitalize on the growth in this neighborhood. The property is located four blocks away from St. John's University Queens Campus as well as Cunningham Park and Tennis Center.

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