

PRIME RESIDENTIAL DEVELOPMENT SITE DOWNTOWN JAMAICA



148-24 89TH AVENUE

ASKING PRICE:
\$1,850,000

PRICE / BSF (As of Right):
\$118

PRICE / BSF (Inclusionary Housing):
\$89



Building Information	
Property Address:	148-24 89 th Avenue
Neighborhood:	Downtown Jamaica
Block / Lot:	9681 / 61
Lot Size:	4,531.25
Lot Dimensions:	31.25' x 145'
Zoning:	R7A
Special District:	Downtown Jamaica
Located within the Inclusionary Housing Designated Area	
Base FAR: 3.45	Max FAR: 4.60
Base Buildable SF: 15,633	Max Buildable SF: 20,844
Current R.E. Taxes :	\$7,355

Building Description

Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of a development site located at **148-24 89th Avenue** in Downtown Jamaica, NY. The subject property is currently a single-family home which will be delivered vacant.

The property is zoned R7A, and it is located within the Downtown Jamaica Special District. Further, the lot is located within the (voluntary) Inclusionary Housing Designated Area. The base FAR within this area is reduced to 3.45, and there is a maximum bonus FAR of 4.60 for developments that dedicate 20% of the residential square footage to the Inclusionary Housing program.

This property is centrally located in Downtown Jamaica, only a half block from Rufus King Park, and less than a ¼ mile walk to the bustling retail sector of Jamaica Avenue. Further, property is ideally positioned a short walk from the major transit hub in Jamaica with access to the F, E, J, & Z subway lines, several major bus routes, and the Long Island Rail Road.

Please inquire for additional information on this property.

For more information, please contact:

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