

Beach 115th Street Assemblage MULTI-PROPERTY

The Rockaways, Rockaway Park, New York 11694

Contact

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Listing ID Number

24589

Property Description

Cushman & Wakefield has been exclusively retained to arrange the sale of seven (7) contiguous lots offering a 366' wide development site located on the west side of Beach 115th Street, between Rockaway Beach Boulevard and Ocean Promenade (Boardwalk) Rockaway Park, Queens. The site is comprised of three (3) SRO's and four (4) vacant lots. The assemblage has a total footprint of approximately 32,395 square feet and is situated within an R7A/C1-3 zoning and R5B/C1-3 zoning districts, allowing for a maximum buildable square footage of approximately 101,127 square feet, as of right.

The site offers a significant mixed-use, retail and/or residential development opportunity in the heart of Rockaway Park's retail and beach district. Since the opening of The Boardwalk, tourists and locals have been drawn to the area thanks to its incredible beaches and surf conditions. The A S subway line is less than one block north on Beach 116th Street, which offers a connection to the Far Rockaway Long Island Railroad.

Overview

Building Type: Development/Conversion Sites **Buildable Sq. Ft:** 101,127
Lot Sq Ft: 32,395

Available Documents

 Setup

The Bronx / Brooklyn / Long Island / Manhattan / New Jersey / Queens / Staten Island / Westchester

118-35 Queens Boulevard / 14th Floor / Forest Hills, NY 11375
Tel: 718.275.3400 / Fax: 718.275.5478 / www.masseyknakal.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.