

127-42 Northern Boulevard, Corona, NY 11368-1520

Flushing, Corona, Corona / Flushing, New York 11368

Contact

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Listing ID Number

25153

Property Description

Cushman & Wakefield has been retained on an exclusive basis for the sale of 127-42 Northern Boulevard, an approximately 18,468 square foot lot primed for development. The lot sits in a WP (C4-4) zone which allows for up to 36,936 buildable square feet. Allowable uses include residential multifamily, retail, hotel, community facility, sports arena, and office, among other uses. It is located in proximity to CitiField, LGA Airport and the proposed NYC Willets Point Development.

Currently exists approximately 8,200 square feet of building being operated as a gas station. Per the underlying zoning (C4-4), approximately 73,872 buildable square feet is allowed with up to an additional 46,170 buildable square feet with community bonus for a total 120,042 buildable square feet. The site has approximately 170' of frontage on Northern Boulevard and is located less than half a mile from Downtown Flushing.

127-42 Northern Boulevard is located a few blocks North of CitiField, and 0.7 miles from the 7 subway train at Mets-Willets Pt Station. Located west and south is the NYC Willets Point Development designated Phase I area encompassing from Roosevelt Avenue through 35th Avenue and Northern Boulevard. LaGuardia airport is conveniently located less than one mile away. Additionally the site is located in proximity to the Van Wyck Expressway, Grand Central Parkway, and the LIRR Mets-Willets Point Station.

All zoning allowances must be confirmed independently. Please refer to attached survey and inquire for additional information.

Overview



Building Type:	Development/Conversion Sites	Lot Sq Ft:	18,468
Location:	Corona / Flushing	Zoning:	C4-4 (R7) / WP
Block/Lot:	1829/21	FAR:	3.44 / 4.0 As of Right
Lot Dimensions:	169.75' x 119.42'	Commercial FAR:	6.5 Bonus

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.

Available Documents

-  Setup
-  Willets Point Package Brochure

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