
44-17 Greenpoint Avenue

FOR SALE | DEVELOPMENT SITE / END-USER OPPORTUNITY | SUNNYSIDE, NY



INITIAL CALL FOR OFFERS SCHEDULED FOR FRIDAY, MAY 3, 2024 AT 11:00 AM EST

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LOCATION	Northwest corner of Greenpoint Avenue & 45 th Street
BLOCK / LOT	166 / 40
LOT/BUILT DIMENSIONS	128' x 219' Built: 128' x 194'
BUILDING SIZE (SF)	23,650 SF
BUILDING CLASS	Church / Synagogue / Chapel
LOT SIZE (SF)	25,900 SF
COMMERCIAL FAR	2.0
RESIDENTIAL FAR	3.0
COMMUNITY-USE FAR	3.0
MAXIMUM BUILDABLE SF	77,700 BSF
ZONING	R6A / C1-4
TAX ASSESSMENT (24/25)	\$4,158,000
TAXES RATE (4)	10.592%
TAXES (24/25) - TENTATIVE	\$440,415

QUEENS ASSEMBLY HALL OF THE JEHOVAH'S WITNESSES



Asking Price:
\$16,000,000
 \$206 per BSF

44-17 Greenpoint Avenue offers a developer or end-user the opportunity to acquire a corner-property in prime Sunnyside, NY. The property is ideally located just a half-block from Queens Boulevard, on the northwest corner of Greenpoint Avenue & 45th Street, less than two blocks from the 46th Street [7] subway station. Situated within a R6A / C1-4 zoning district, the site is zoned to build over 77,000 square feet as-of-right. The existing structure is an assembly hall, comprised of 23,650 square feet, with parking behind the structure. The building has been kept in immaculate condition by the current owners. The property has been held by the Queens Assembly Hall of the Jehovah's Witnesses for over 30 years.

Please contact the exclusive agents for additional information.



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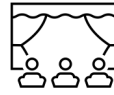
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348' of Wraparound Frontage Along the Corner of 45th Street & Greenpoint Avenue



The Existing Structure includes 2,002 Auditorium Seats within an Immaculately Maintained 23,650 SF Building



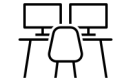
Residential / Commercial Development Opportunity of Over 77,000 Buildable Square Feet



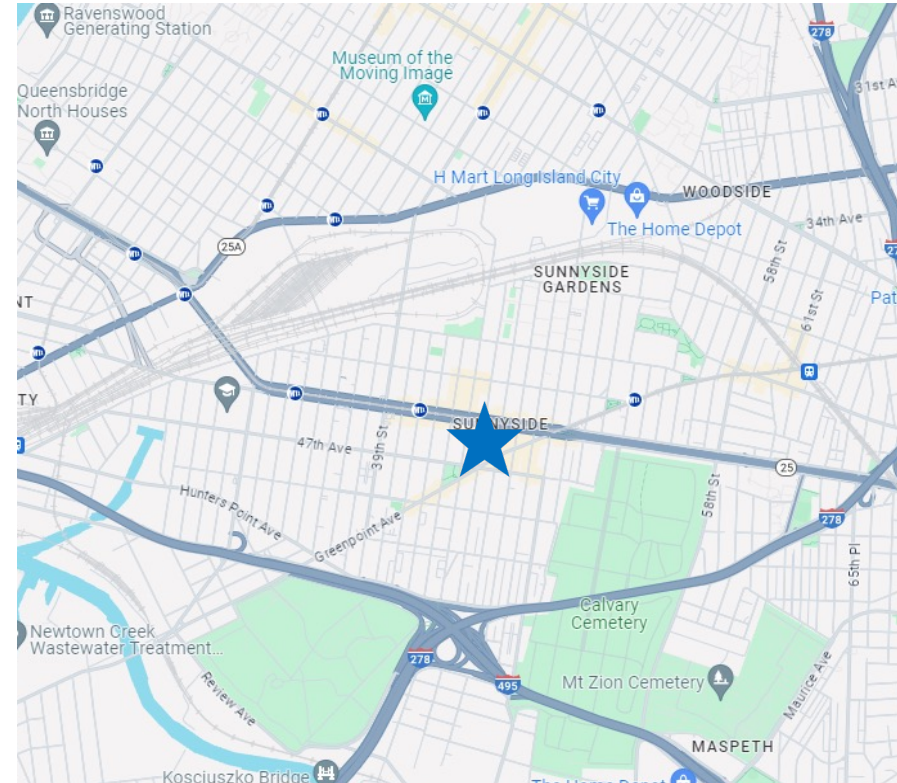
Major Capital Improvements to the Building Include a Video/Sound System, Updated Security Systems, & a Remote Access System for Lighting & Gates



Ideally Located a Half-Block from Queens Boulevard, Only Two Blocks from the 45th Street [7] Subway Station, & 15 Minutes from Midtown, Manhattan



The Building Includes Three Renovated Apartments, Six Restrooms, a Coat Check Room, & a Kitchen



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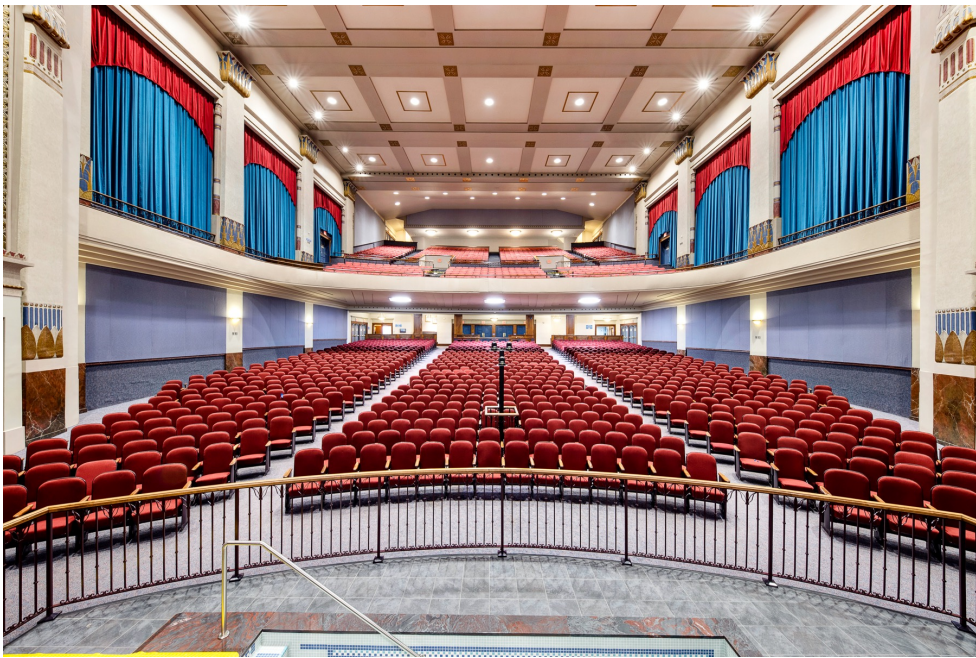
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