

69-47 Austin Street

FOR SALE | VACANT COMMERCIAL PROPERTY | FOREST HILLS, NY

PRICE REDUCED
\$14,000,000



Thomas A. Donovan

PRESIDENT OF QUEENS INVESTMENT SALES
MERIDIAN CAPITAL GROUP

646.502.3481

tdonovan@meridiancapital.com

Matt Colantonio

ASSOCIATE REAL ESTATE BROKER
SCHUCKMAN REALTY

516.284.8638

matt@schuckmanrealty.com

Tommy Lin

VICE PRESIDENT, INVESTMENT SALES
MERIDIAN CAPITAL GROUP

646.502.3484

tlin@meridiancapital.com

Baruch Edelkopf

LICENSED ASSOCIATE BROKER
SCHUCKMAN REALTY

718-964-9048

be@schuckmanrealty.com

69-47 Austin Street

For Sale | Vacant Commercial Property | Forest Hills, NY

69-47 Austin Street offers an investor or user the opportunity to acquire a prime corner property in Forest Hills, NY. Ideally located with 55' of frontage along Austin Street, the property is highly accessible within proximity to the [E,F,M,R] trains at Forest Hills – 71st Avenue station, the LIRR at Forest Hills station, and major thoroughfares. The building itself is comprised of 27,066 square feet over 4-stories + cellar & mezzanine, with 55' of frontage on Austin Street & 99' along 70th Avenue. Site can be delivered vacant, previously tenanted by a health club.



Prime corner property, ideal opportunity for an investor or owner-user. Building is best suited for a health club, corporate headquarters, medical use, or a school.



Ideally located with 55' of frontage along Austin Street, a major retail corridor, and only one block from Queens Boulevard.



Located within a Qualified Opportunity Zone



Highly accessible, within proximity to the [E,F,M,R] trains at Forest Hills – 71st Avenue station, Forest Hills LIRR station, and major thoroughfares.



Site can be delivered vacant, previously tenanted by a health club.



LOCATION	NE Corner of Austin Street & 70 th Avenue
BLOCK / LOT	3237 / 30
LOT / BUILT DIMENSIONS	55' x 100' Built: 55' x 99'
BUILDING SIZE (SF)	27,066 (4,312 SF Below Grade)
LOT SIZE (SF)	5,500 SF
FAR (RESIDENTIAL)	5
FAR (COMMERCIAL)	4
FAR (COMMUNITY-USE)	5
MAXIMUM BUILDABLE SF	27,500 SF
ZONING	C4-5X, FH
TAX ASSESSMENT (24/25)	\$2,279,640
TAXES (24/25)	\$241,459

Thomas A. Donovan

PRESIDENT OF QUEENS INVESTMENT SALES
MERIDIAN CAPITAL GROUP

646.502.3481

tdonovan@meridiancapital.com

Matt Colantonio

ASSOCIATE REAL ESTATE BROKER
SCHUCKMAN REALTY

516.284.8638

matt@schuckmanrealty.com

Tommy Lin

VICE PRESIDENT, INVESTMENT SALES
MERIDIAN CAPITAL GROUP

646.502.3484

tlin@meridiancapital.com

Baruch Edelkopf

LICENSED ASSOCIATE BROKER
SCHUCKMAN REALTY

718-964-9048

be@schuckmanrealty.com

69-47 Austin Street

For Sale | Vacant Commercial Property | Forest Hills, NY

TARGET

Lucille Roberts
THE WOMEN'S GYM

UNITED STATES
POSTAL SERVICE

THE CHILDREN'S
PLACE

STARBUCKS

DUNKIN'
DONUTS

Orangetheory

FRIDAYS

Bath
& Body
Works

Dental365

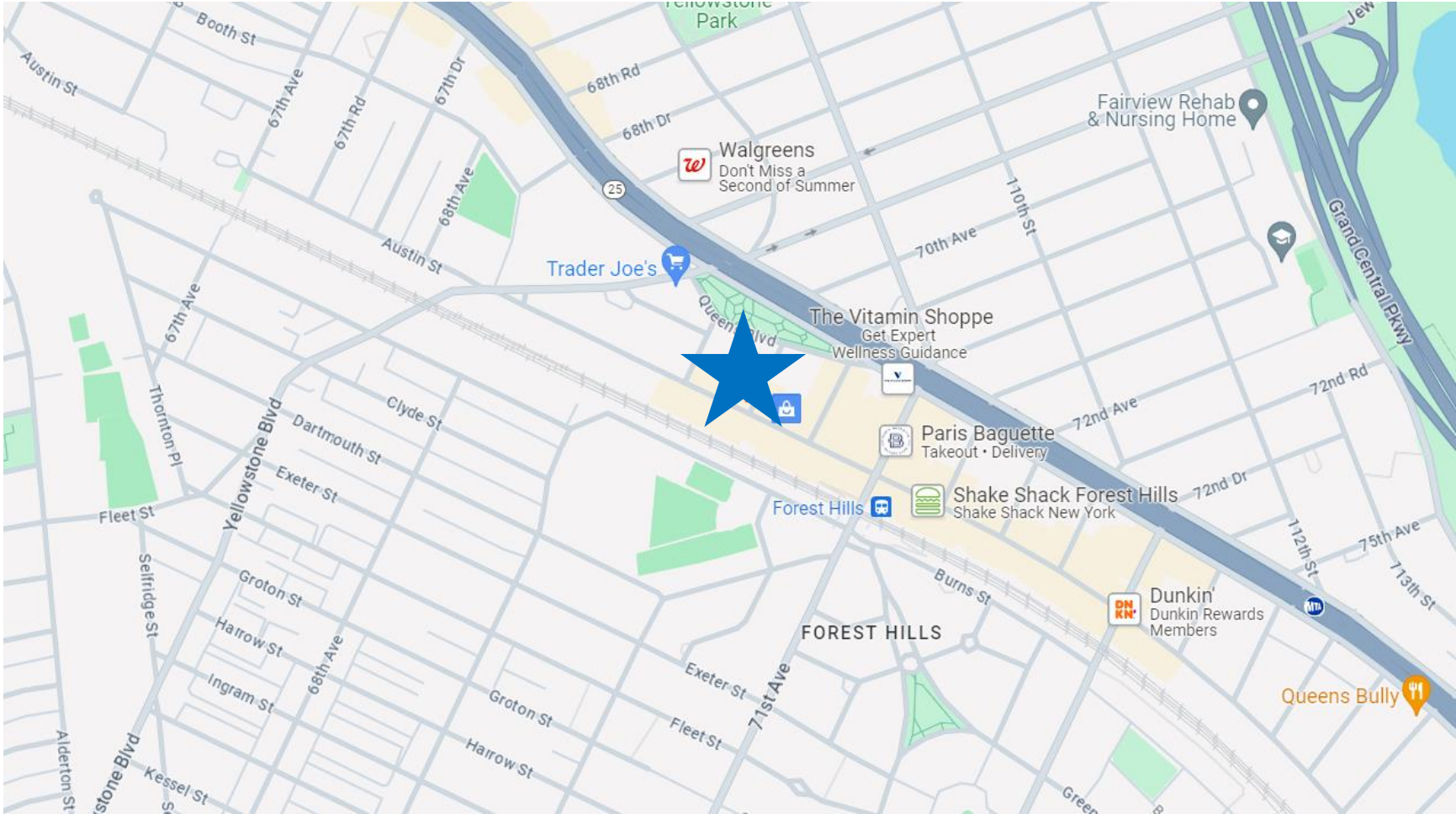
CITYMD
URGENT CARE

HSBC

FLUSHING
Bank

CHIPOTLE
MEXICAN GRILL

GAP



DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
POPULATION	9,602	32,921	93,491
HOUSEHOLDS	5,117	16,603	43,641
AVG. HOUSEHOLD INCOME	\$135,007	\$133,827	\$119,099

Thomas A. Donovan
PRESIDENT OF QUEENS INVESTMENT SALES
MERIDIAN CAPITAL GROUP
646.502.3481
tdonovan@meridiancapital.com

Matt Colantonio
ASSOCIATE REAL ESTATE BROKER
SCHUCKMAN REALTY
516.284.8638
matt@schuckmanrealty.com

Tommy Lin
VICE PRESIDENT, INVESTMENT SALES
MERIDIAN CAPITAL GROUP
646.502.3484
tlin@meridiancapital.com

Baruch Edelkopf
LICENSED ASSOCIATE BROKER
SCHUCKMAN REALTY
718-964-9048
be@schuckmanrealty.com