

69-47 Austin Street

FOR SALE OR LEASE | VACANT COMMERCIAL PROPERTY | FOREST HILLS, NY

ASKING PRICE
\$13,400,000



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69-47 Austin Street offers an investor or user the opportunity to acquire a prime corner property in Forest Hills, Queens, NY. The building is comprised of 27,066 square feet over 4-stories plus cellar & mezzanine. Ideally located with 155 feet of wraparound frontage, the property is highly accessible within proximity to the MTA subway, Long Island Railroad, and major thoroughfares. Current ownership has an active LOI in place from a national operator – inquire within for details.



Prime corner with tremendous exposure, ideal for an investor or owner-user. Building is best suited for a health club, corporate headquarters, medical use or 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 (25/26)	\$2,111,040
TAXES (25/26) Tax Class 4 - 10.848%	\$229,005

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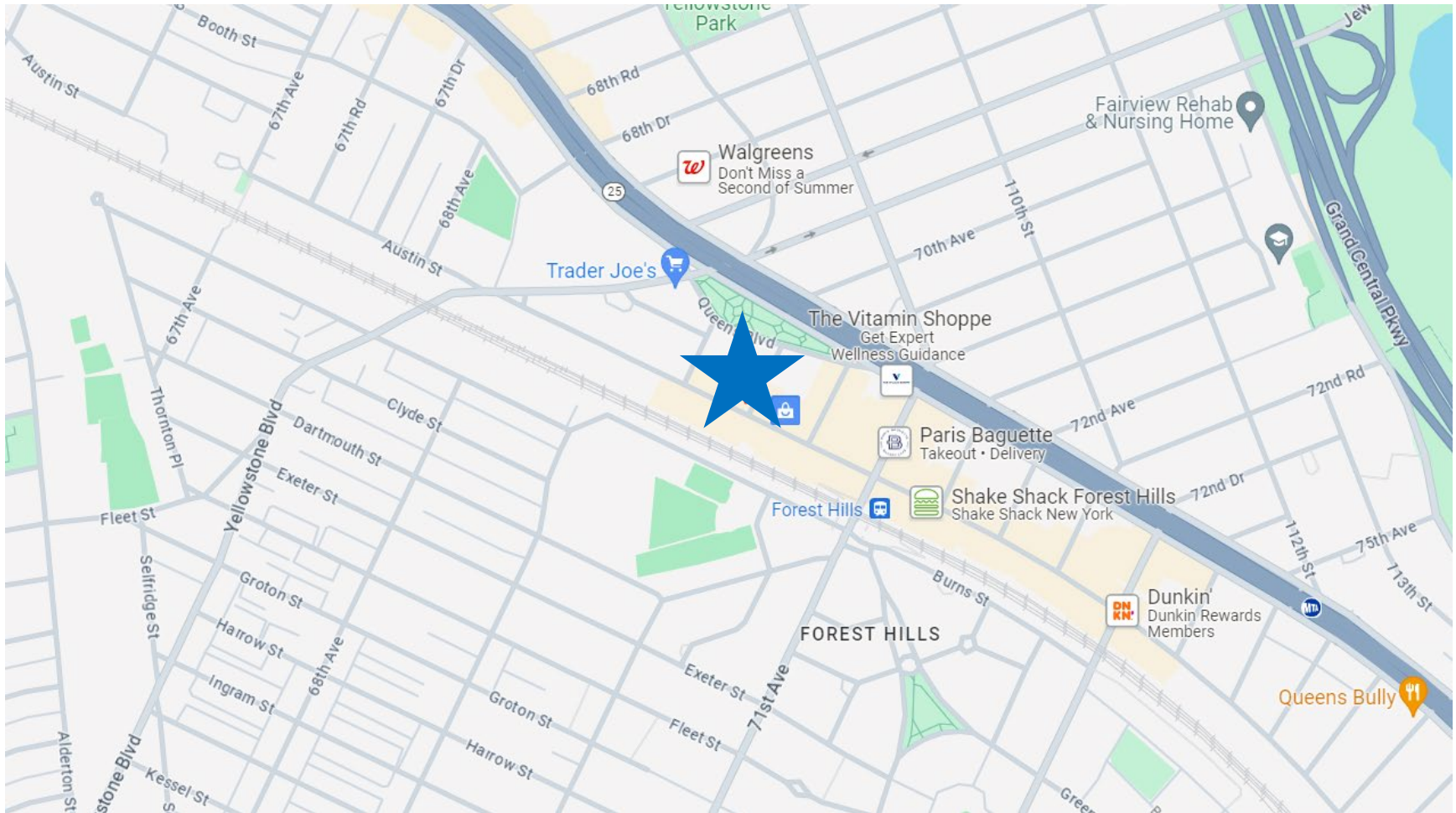
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DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
POPULATION	9,602	32,921	93,491
HOUSEHOLDS	5,117	16,603	43,641
AVG. HOUSEHOLD INCOME	\$135,007	\$133,827	\$119,099

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