

FOR SALE

North Central Queens Development Site

**Starting At:
\$105 per Buildable SF**

- C4-2 Zoning District:
 - Commercial FAR: 3.4
 - Residential FAR: 3.0
 - Community Use FAR: 4.8
- As of Right Development Potential:
 - Approx. 36,144 SF Footprint
 - Approx. 122,000 BSF Commercial/Residential
- Expandable Development Potential:
 - Approx. 53,000 SF Footprint
 - Approx. 290,000 BSF Commercial/Residential

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