



FOR SALE

6-11 & 6-15 Beach 20th Street
Far Rockaway, Queens, NY 11691

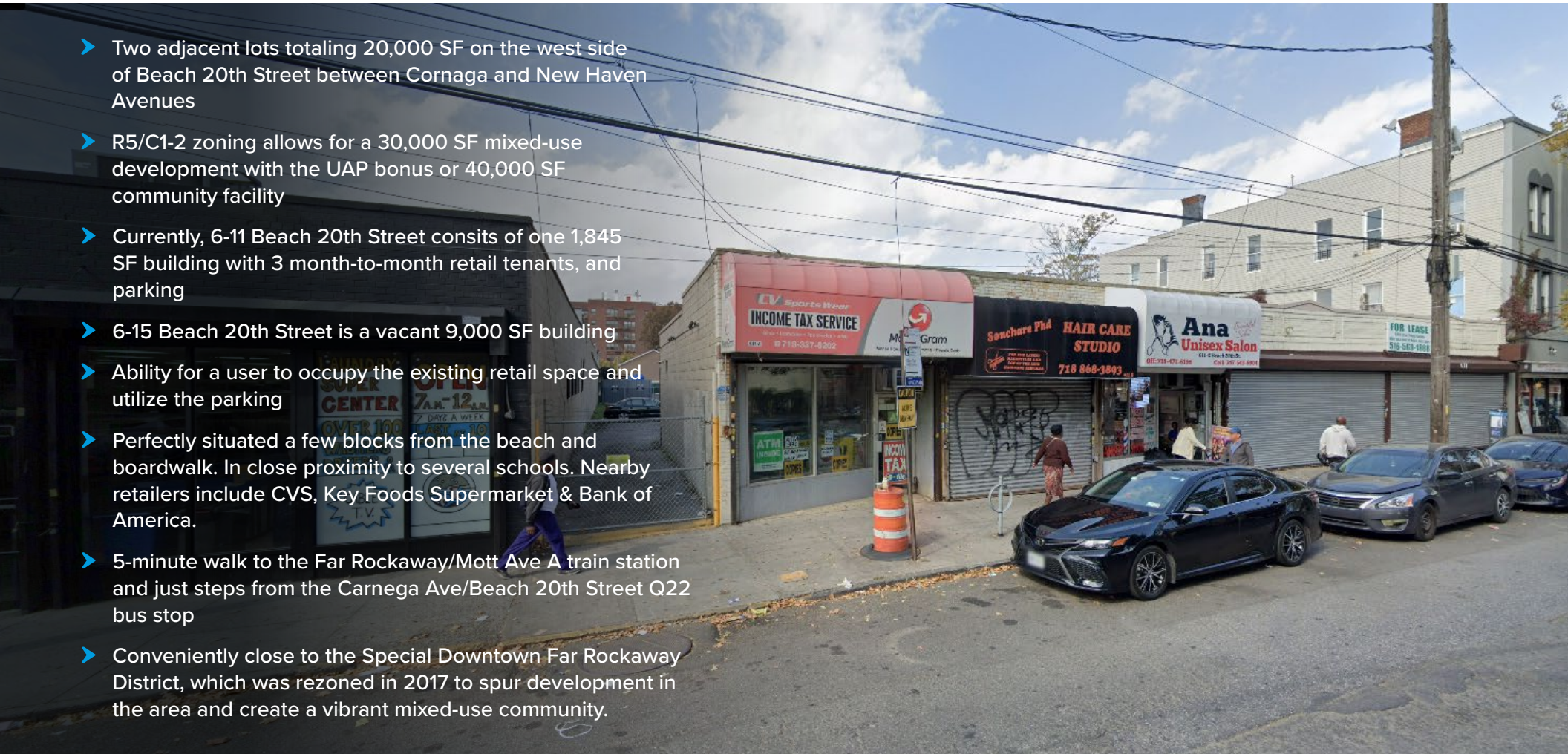
30,000 SF Mixed-Use Development Site or
Existing Retail Ideal For User in Far Rockaway

Ariel
GREA Partner

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- Two adjacent lots totaling 20,000 SF on the west side of Beach 20th Street between Cornaga and New Haven Avenues
- R5/C1-2 zoning allows for a 30,000 SF mixed-use development with the UAP bonus or 40,000 SF community facility
- Currently, 6-11 Beach 20th Street consists of one 1,845 SF building with 3 month-to-month retail tenants, and parking
- 6-15 Beach 20th Street is a vacant 9,000 SF building
- Ability for a user to occupy the existing retail space and utilize the parking
- Perfectly situated a few blocks from the beach and boardwalk. In close proximity to several schools. Nearby retailers include CVS, Key Foods Supermarket & Bank of America.
- 5-minute walk to the Far Rockaway/Mott Ave A train station and just steps from the Carnega Ave/Beach 20th Street Q22 bus stop
- Conveniently close to the Special Downtown Far Rockaway District, which was rezoned in 2017 to spur development in the area and create a vibrant mixed-use community.



Asking Price: \$4,300,000

Exclusively Represented By
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For Financing
Information:

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Property Information	Total	6-11 Beach 20th Street	6-15 Beach 20th Street
Block / Lot	-	15750 / 54	15750 / 50
Lot Dimensions	100' x 200'	50' x 200'	50' x 200'
Lot Sq. Ft.	20,000	10,000	10,000
Building Dimensions	-	41' x 45' (irregular)	50' x 60' (irregular)
Stories	-	1	1
Building Sq. Ft.	10,845	1,845	9,000
Zoning	R5 / C1-2	R5 / C1-2	R5 / C1-2
FAR (UAP)	1.50	1.50	1.50
FAR (CF)	2.00	2.00	2.00
Buildable Sq. Ft. (UAP)	30,000	15,000	15,000
Buildable Sq. Ft. (CF)	40,000	20,000	20,000
Tax Class	4	4	4
Assessment (25/26)	\$618,670	\$162,370	\$456,300
Real Estate Taxes (25/26)	\$66,581	\$17,474	\$49,107

*All square footage/buildable area calculations are approximate

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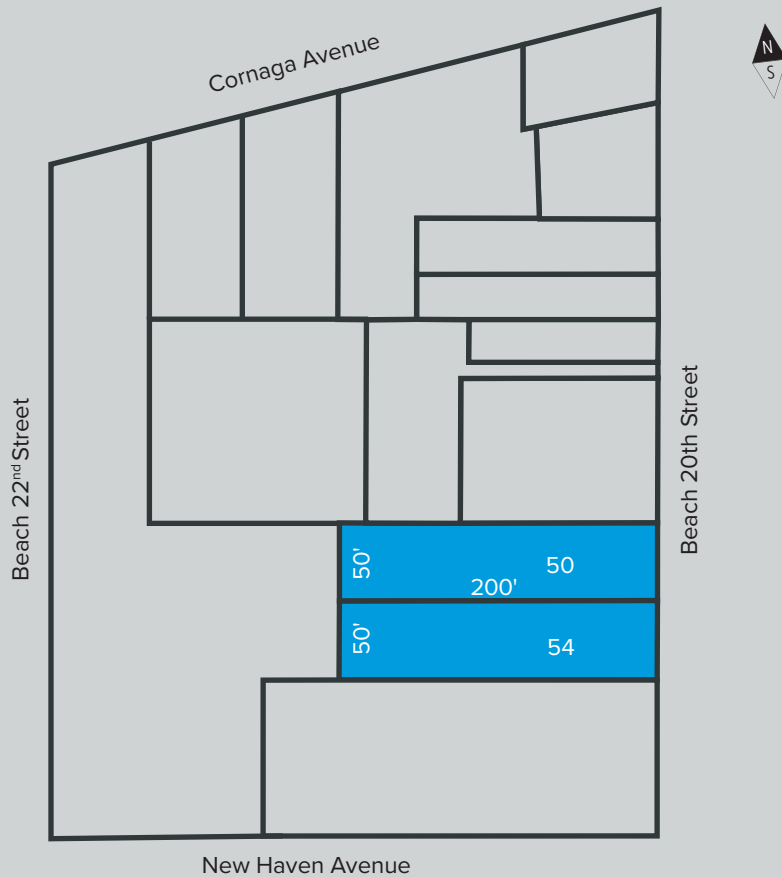
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, 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 contained herein. August 21, 2025 6:25 pm

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Financial Summary

Potential Gross Annual Income	\$334,800	
Less Vacancy Rate Reserve (7.50%):	(\$25,110)	
Gross Operating Income:	\$309,690	
Less Expenses:	(\$90,818)	27% of SGI
Net Operating Income:	\$218,872	9.73% Cap Rate

Expenses (Estimated)

Real Estate Taxes (25/26)	\$66,581
Insurance	\$10,845
Legal/Miscellaneous	\$3,348
Management	\$10,044
Gross Operating Expenses:	\$90,818

Scheduled Income

Unit Type	# of Units	Avg. Rent \$/Unit	Monthly Income	Annual Income
Comm	4	\$6,975	\$27,900	\$334,800
Total Income:			\$27,900	\$334,800

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Far Rockaway is a neighborhood located on the eastern end of the Rockaway Peninsula in the borough of Queens, New York City. It borders Nassau County (Long Island) and faces the Atlantic Ocean, making it one of NYC's few truly beachfront communities.

Transportation Score



90

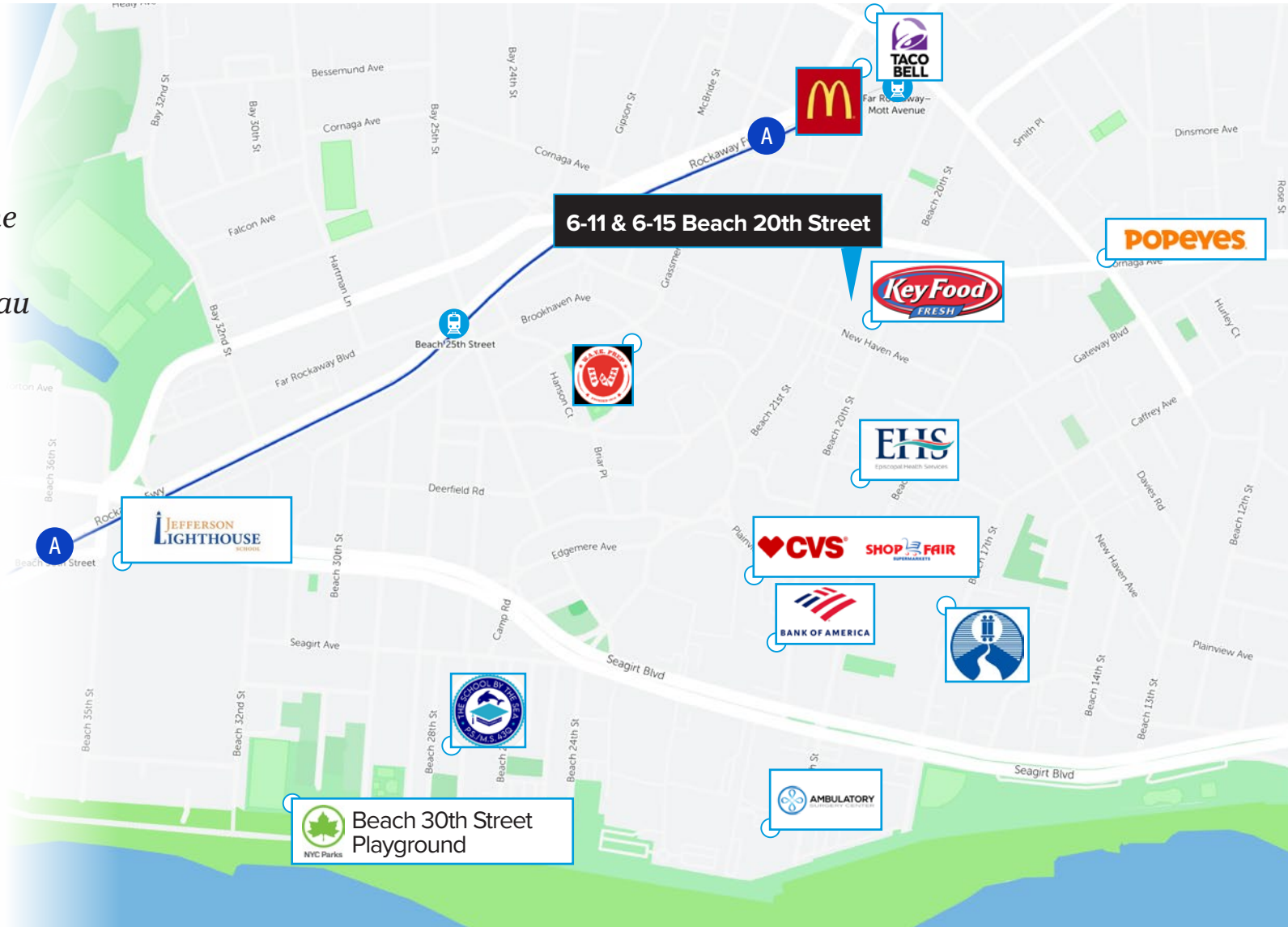
Public Transportation



75

Walker's Paradise

[Visit Walk Score Website](#) →



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