



**FOR SALE**

96-01 Jamaica Avenue,  
Woodhaven, NY 11421

**Ariela**  
GREA Partner

41,500 SF Commercial Building Offering 75,000  
BSF for Mixed-Use Development

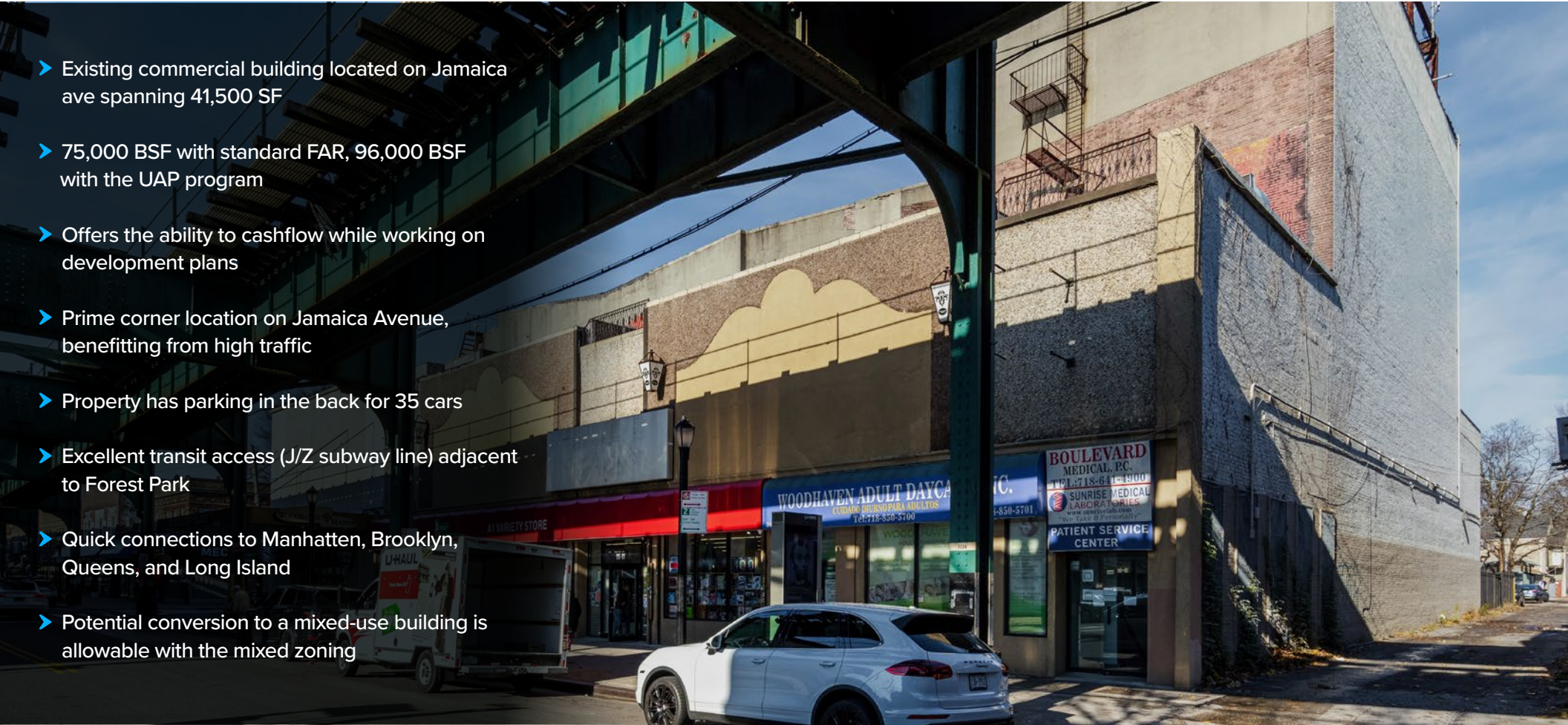


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41,500 SF Commercial Building Offering 75,000 BSF for Mixed-Use Development | **FOR SALE**



- Existing commercial building located on Jamaica ave spanning 41,500 SF
- 75,000 BSF with standard FAR, 96,000 BSF with the UAP program
- Offers the ability to cashflow while working on development plans
- Prime corner location on Jamaica Avenue, benefitting from high traffic
- Property has parking in the back for 35 cars
- Excellent transit access (J/Z subway line) adjacent to Forest Park
- Quick connections to Manhattan, Brooklyn, Queens, and Long Island
- Potential conversion to a mixed-use building is allowable with the mixed zoning



## Asking Price: Ownership Requests Proposals

Exclusively Represented By  
212.544.9500 | arielpa.nyc

Alexander Taic x44  
ataic@arielpa.com

Daniel Mahfar x99  
dmahfar@arielpa.com

Jack Mastrocola x215  
jmastrocola@arielpa.com

For Financing  
Information:

Steven Trow x305  
strow@arielpa.com

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| Property Information         | Total       | 96-01 Jamaica Avenue   | lot 79                  |                         | lot 80                  |                         |
|------------------------------|-------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Block / Lot                  | -           | 8892 / 71              | 8892 / 79               |                         | 8892 / 80               |                         |
| Lot Dimensions               | Irregular   | 149.2' x 146.64' (Irr) | 24.25' x 140'           |                         | 24.25' x 139'           |                         |
| Lot Sq. Ft.                  | 28,658      | 21,879                 | 3,395                   |                         | 3,385                   |                         |
| Building Dimensions          | -           | 140' x 100'            | -                       |                         | -                       |                         |
| Stories                      | -           | 2                      | -                       |                         | -                       |                         |
| Building Sq. Ft.             | 41,500      | 41,500                 | -                       |                         |                         |                         |
| Zoning                       | -           | R6A / C1-4             | R3X/ R6A (Majority R3X) | R3X/ R6A (Majority R3X) | R3X/ R6A (Majority R3X) | R3X/ R6A (Majority R3X) |
|                              |             |                        | Lot Area R3X            | Lot Area R6A            | Lot Area R3X            | Lot Area R6A            |
|                              |             |                        | 2,524                   | 871                     | 2,396                   | 989                     |
| FAR (Standard)               | -           | 3.00                   | 0.75                    | 3.00                    | 0.75                    | 3.00                    |
| FAR (UAP)                    | -           | 3.90                   | -                       | 3.90                    | -                       | 3.90                    |
|                              |             |                        | 1,893                   | 2,613                   | 1,797                   | 2,966                   |
|                              |             |                        | 1,893                   | 3,397                   | 1,797                   | 3,856                   |
| Buildable Sq. Ft. (Standard) | 74,905      | 65,636                 | 4,506                   |                         | 4,763                   |                         |
| Buildable Sq. Ft. (UAP)      | 96,270      | 85,327                 | 5,290                   |                         | 5,653                   |                         |
| Air Rights Sq. Ft.           | 54,770      | 24,136                 | 4,506                   |                         | 4,763                   |                         |
| Tax Class                    | 4           | 4                      | 4                       |                         | 4                       |                         |
| Assessment (26/27)           | \$2,238,210 | \$2,080,440            | \$79,560                |                         | \$78,210                |                         |
| Real Estate Taxes (26/27)    | \$242,801   | \$225,686              | \$8,631                 |                         | \$8,484                 |                         |

\*All square footage/buildable area calculations are approximate

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| Financial Summary                  | Current     |
|------------------------------------|-------------|
| Scheduled Gross Income:            | \$847,836   |
| Less Vacancy Rate Reserve (3.00%): | (\$25,435)  |
| Gross Operating Income:            | \$822,401   |
| Less Expenses:                     | (\$274,071) |
| Net Operating Income:              | \$548,330   |

| Financial Summary                  | Proforma               |
|------------------------------------|------------------------|
| Scheduled Gross Income:            | \$1,195,000            |
| Less Vacancy Rate Reserve (3.00%): | (\$35,850)             |
| Gross Operating Income:            | \$1,159,150            |
| Less Expenses:                     | (\$274,071) 32% of SGI |
| Net Operating Income:              | \$885,079              |

## Expenses (Actual\*/Projected)

|                                     |            |                       |          |
|-------------------------------------|------------|-----------------------|----------|
| Real Estate Taxes (26/27)*          | \$242,801  | Elevator Maintenance* | \$2,290  |
| Woodhaven Manor Tax Reimbursement*  | (\$48,513) | Repairs & Maintenance | \$20,750 |
| Discount Store Tax Reimbursement*   | (\$42,697) | Legal/Miscellaneous   | \$8,224  |
| Insurance                           | \$56,169   | Management            | \$24,672 |
| Electric                            | \$10,375   |                       |          |
| Gross Operating Expenses: \$274,071 |            |                       |          |

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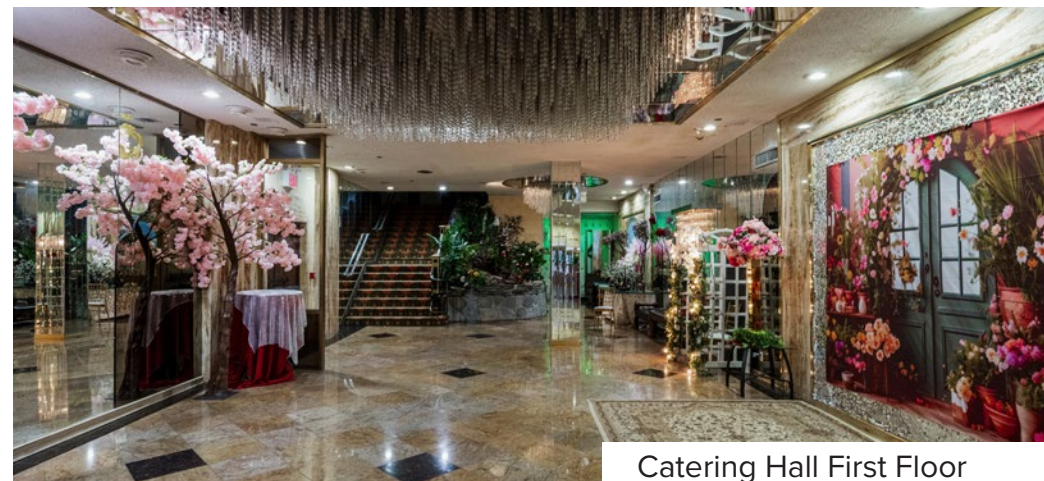
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## Interior Photos



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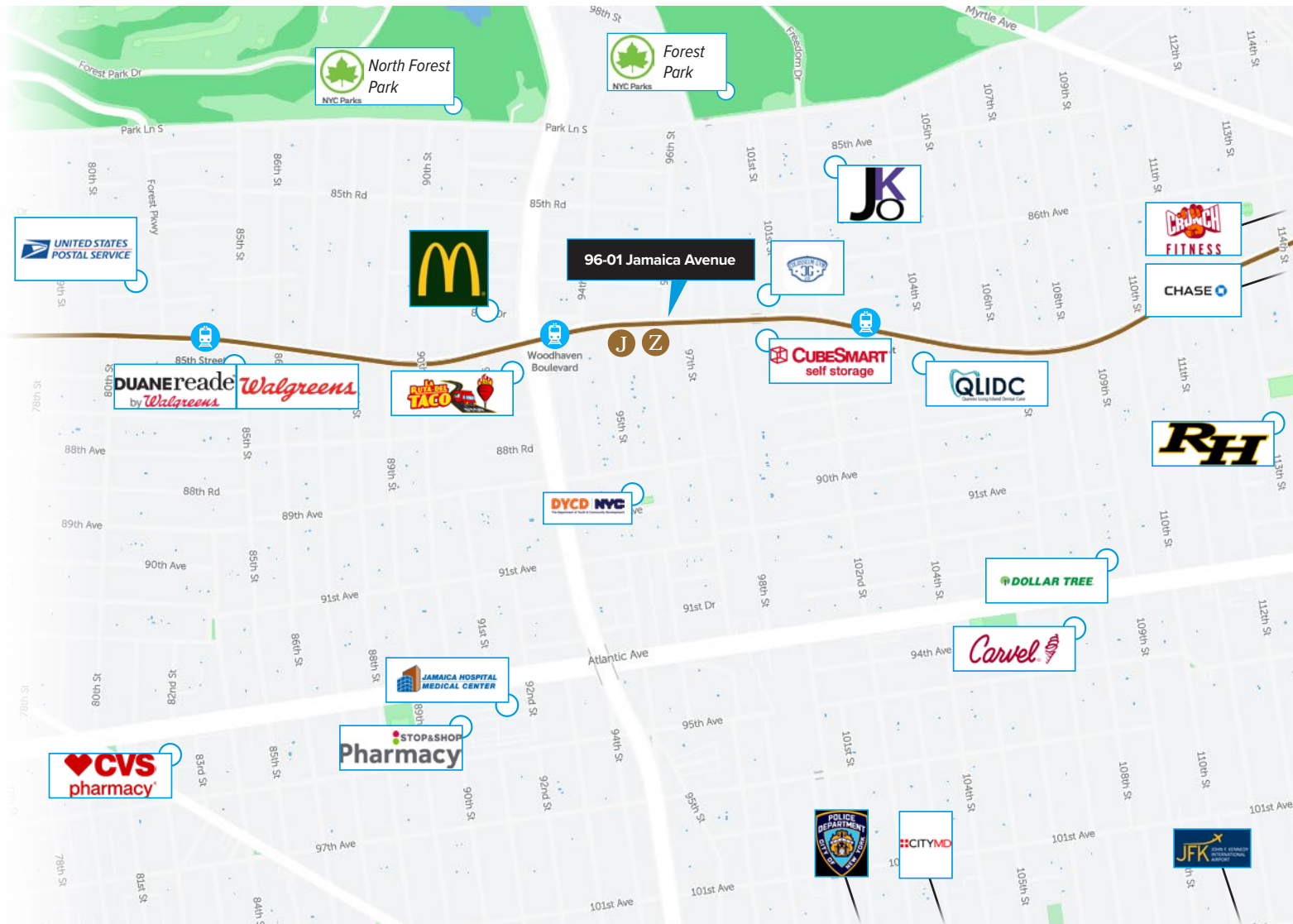


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96-01 Jamaica Avenue offers easy transit via the J and Z subway lines and the surrounding commercial corridor, while providing access to local green spaces including the vast Forest Park



## Transportation Score



79

Public Transportation



94

Walker's Paradise

Visit Walk Score Website →

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