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# 44-17 Greenpoint Avenue

FOR SALE | DEVELOPMENT SITE / END-USER OPPORTUNITY | SUNNYSIDE, NY

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LOCATION	Northwest corner of Greenpoint Avenue & 45 <sup>th</sup> Street
BLOCK / LOT	166 / 40
LOT/BUILT DIMENSIONS	128' x 219' Built: 128' x 194'
BUILDING SIZE (SF)	23,650 SF
BUILDING CLASS	Church / Synagogue / Chapel
LOT SIZE (SF)	25,900 SF
COMMERCIAL FAR	2.0
RESIDENTIAL FAR	3.0
COMMUNITY-USE FAR	3.0
MAXIMUM BUILDABLE SF	77,700 BSF
ZONING	R6A / C1-4
TAX ASSESSMENT (24/25)	\$4,158,000
TAXES RATE (4)	10.592%
TAXES (24/25) - TENTATIVE	\$440,415

## QUEENS ASSEMBLY HALL OF THE JEHOVAH'S WITNESSES



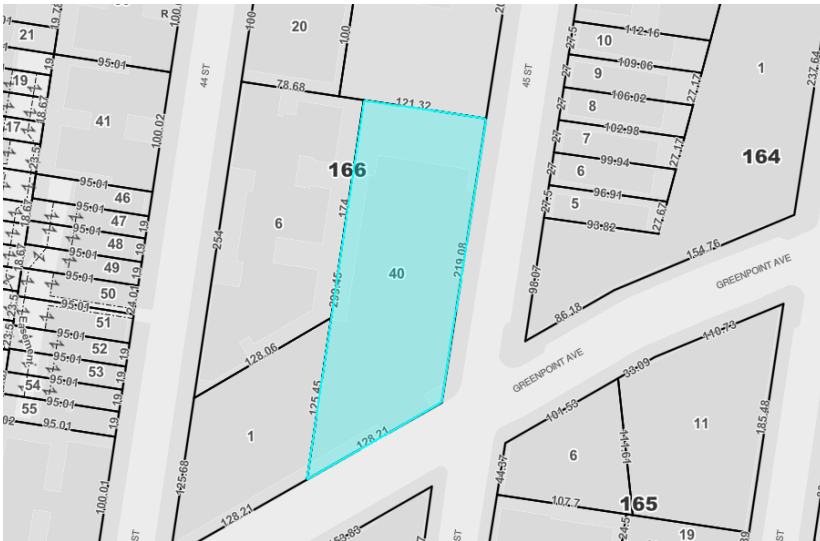
Asking Price:

**\$16,000,000**

**\$206 per BSF**

44-17 Greenpoint Avenue offers a developer or end-user the opportunity to acquire a corner-property in prime Sunnyside, NY. The property is ideally located just a half-block from Queens Boulevard, on the northwest corner of Greenpoint Avenue & 45<sup>th</sup> Street, less than two blocks from the 46<sup>th</sup> Street [7] subway station. Situated within a R6A / C1-4 zoning district, the site is zoned to build over 77,000 square feet as-of-right. The existing structure is a single-story plus mezzanine assembly, comprised of 23,650 square feet, with parking behind the structure. The building has been kept in immaculate condition by the current owners. The property has been held by the Queens Assembly Hall of the Jehovah's Witnesses for over 30 years.

Please contact the exclusive agents for additional information.



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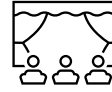
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**348' of Wraparound Frontage Along the Corner of 45<sup>th</sup> Street & Greenpoint Avenue**



**The Existing Structure is Comprised of 23,650 Square Feet, and the Auditorium Holds 2,002 seats**



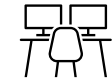
**Residential / Commercial Development Opportunity of Over 77,000 Buildable Square Feet**



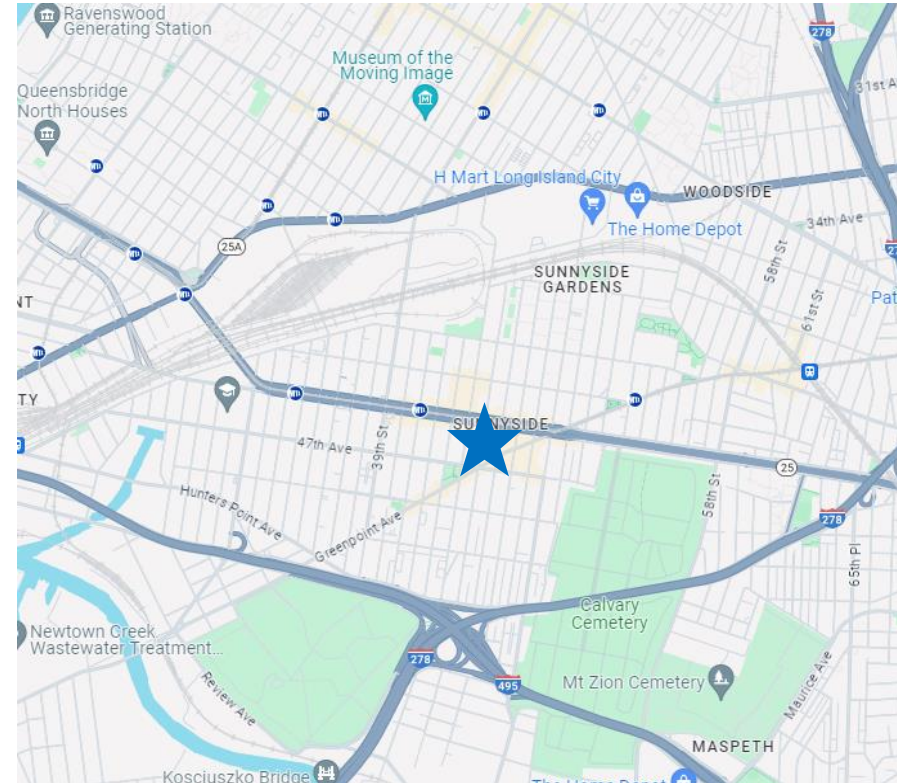
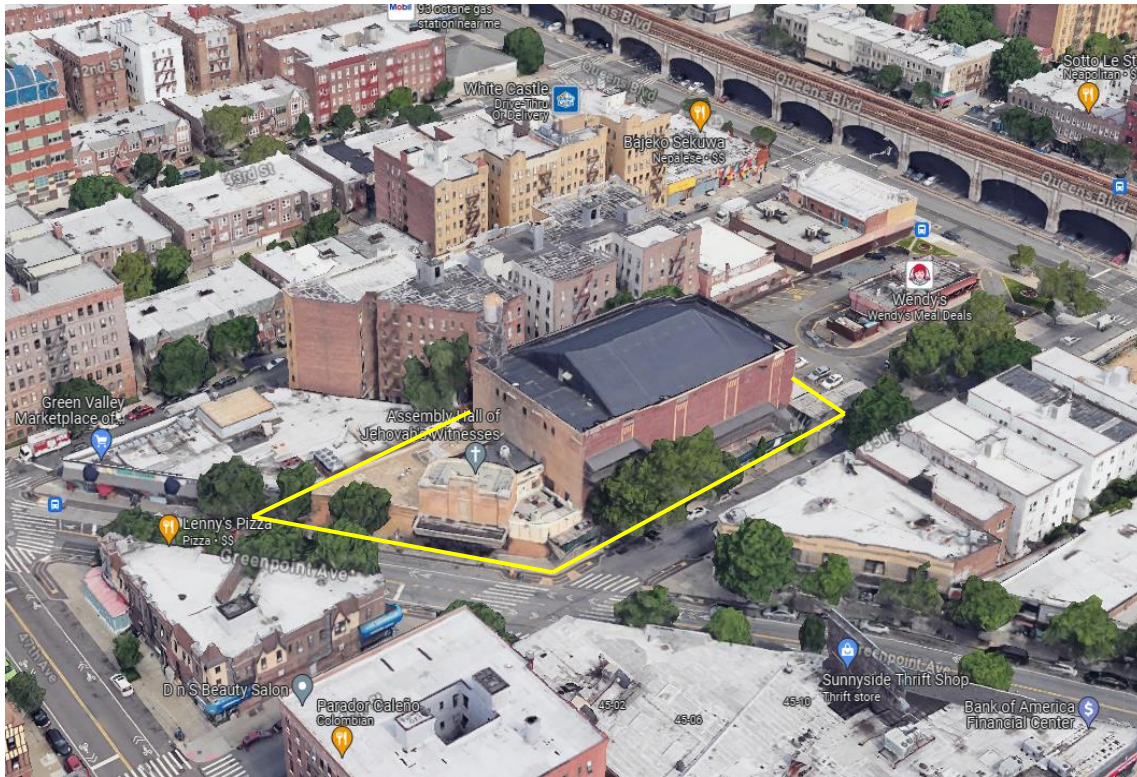
**Major Capital Improvements to the Building Include a Video/Sound System, Updated Security Systems, & a Remote Access System for Lighting & Gates**



**Ideally Located a Half-Block from Queens Boulevard, Only Two Blocks from the 45<sup>th</sup> Street [7] Subway Station, & 15 Minutes from Midtown, Manhattan**



**The Building Includes Three Renovated Apartments, Six Restrooms, a Coat Check Room, & a Kitchen**



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