

157-29 Cross Bay Boulevard

LAND FOR SALE OR LONG-TERM GROUND LEASE | HOWARD BEACH, QUEENS, NY

ADDRESS	157-29 Cross Bay Boulevard Howard Beach, NY 11414
LOCATION	East side of Cross Bay Blvd. between 157 & 158 th Avenues
BLOCK / LOT	14152 / 115
LOT DIMENSIONS	86' x 84.95'
GROSS LOT AREA (SF)	7,305
UPLAND LOT AREA (SF)	5,787
ZONING	R7A / C2-2
FAR	2.0
MAX BUILDABLE SF	14,610
TAX ASSESSMENT (25/26)	\$169,740
TAXES (25/26)	\$18,413

PROPERTY HIGHLIGHTS

- **86' wide, 14,610 BSF development site with approved plans situated between Starbucks and CVS Pharmacy**
- **City of Yes - Greater Transit Zone allows for 2.0 Residential FAR / 1.0 Commercial FAR**
- **Located just south of the Belt Parkway, in proximity to the Howard Beach-JFK Subway Station (A train / JFK AirTrain), Resorts World Casino, JFK Airport**
- **Near national retailers including Stop & Shop, Orangetheory Fitness, Cold Stone Creamery, Planet Fitness, Walgreens, McDonald's, Petco, Chase Bank**
- **Ownership will consider a Sale or Long-Term (49.5 or 99 Year) Ground Lease**

Contact Exclusive Agents for Additional Information:

Thomas A. Donovan

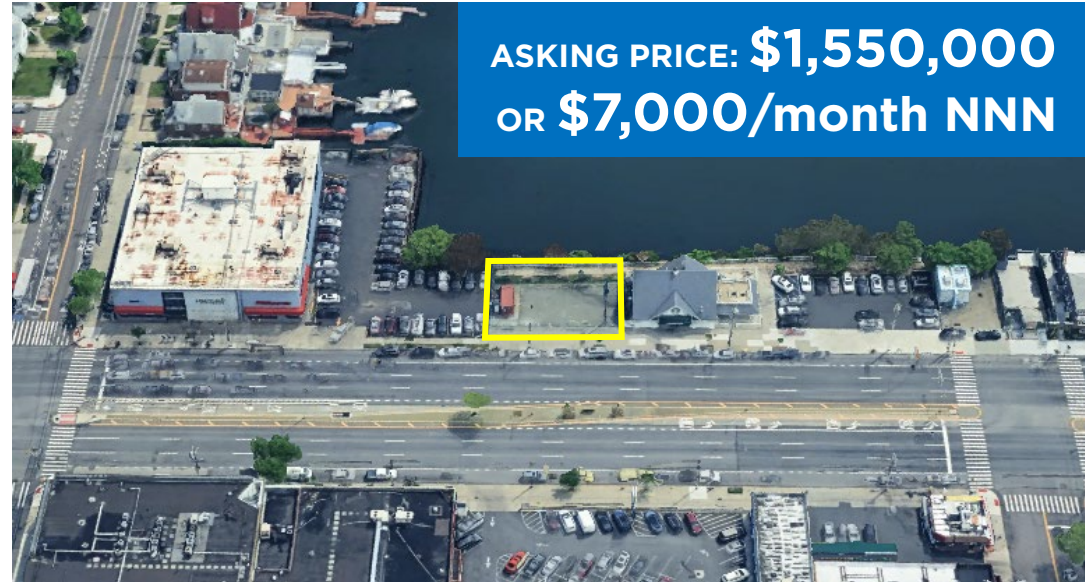
President
Queens Investment Sales
646.502.3481
tdonovan@meridiancapital.com

Tommy Lin

Vice President
Investment Sales
646.502.3484
tlin@meridiancapital.com

Eugene Kim

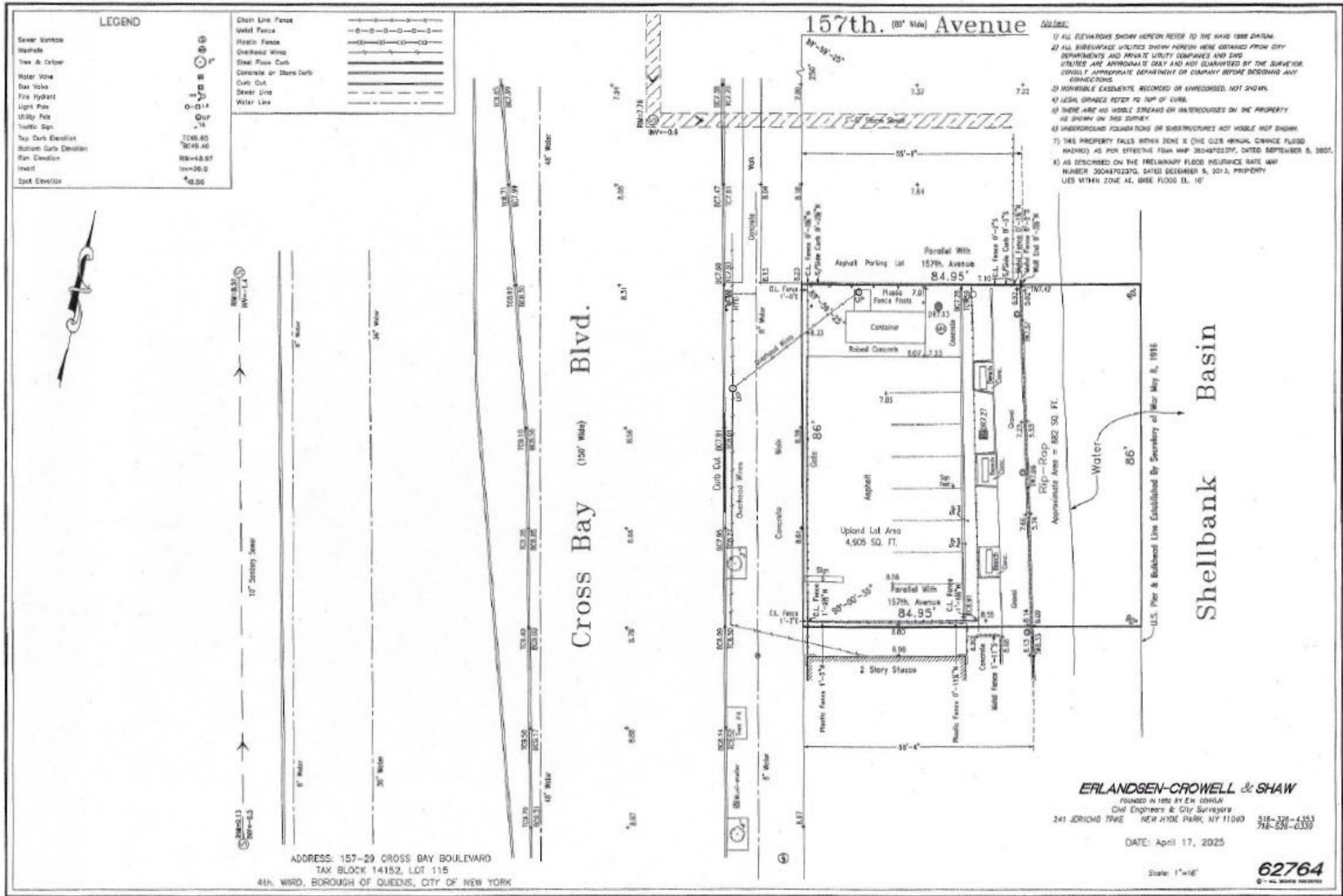
Vice President
Investment Sales
646.502.3483
ekim@meridiancapital.com



157-29 Cross Bay Boulevard

LAND FOR SALE OR LONG-TERM GROUND LEASE | HOWARD BEACH, QUEENS, NY

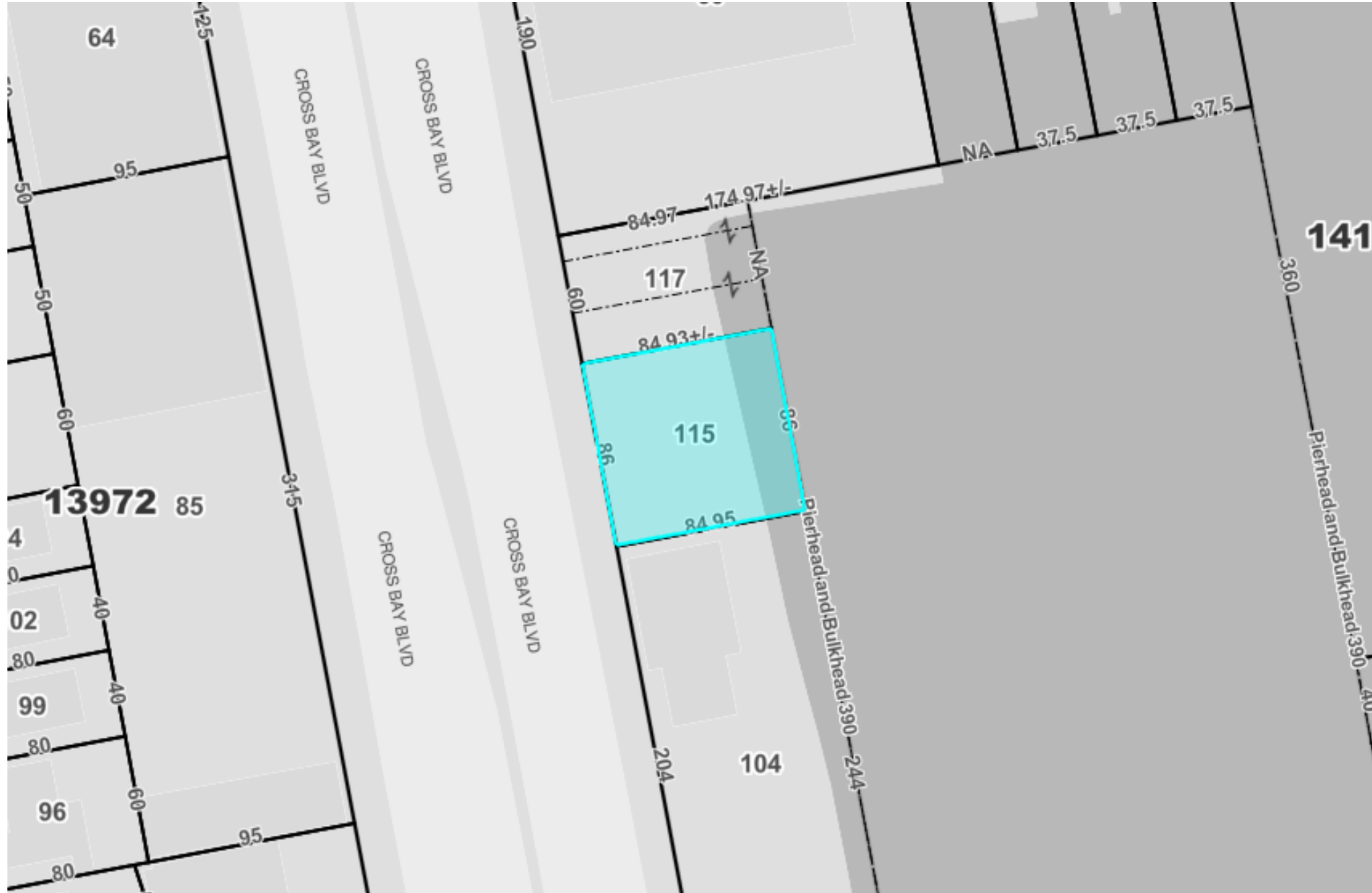
SURVEY



157-29 Cross Bay Boulevard

LAND FOR SALE OR LONG-TERM GROUND LEASE | HOWARD BEACH, QUEENS, NY

TAX MAP



157-29 Cross Bay Boulevard

LAND FOR SALE OR LONG-TERM GROUND LEASE | HOWARD BEACH, QUEENS, NY

AREA MAP

