



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



97-15 SUTPHIN BOULEVARD

JAMAICA, NY 11435

Downtown Jamaica Development Site

31,833 Sq. Ft. Buildable

TYPE

Development / Land



SQUARE FT.
31,833 RSF

PARCEL ID



10031
BLOCK



ZONING
C4-5x/DJ



12
LOT

PRICE

Upon Request

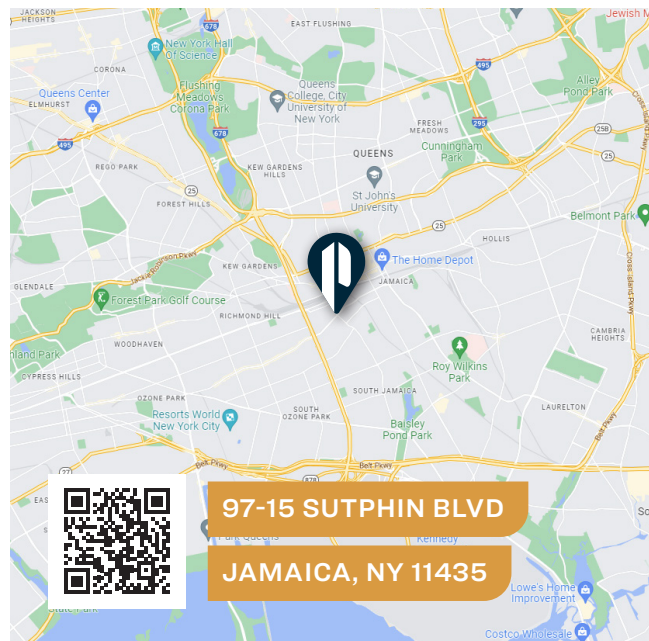
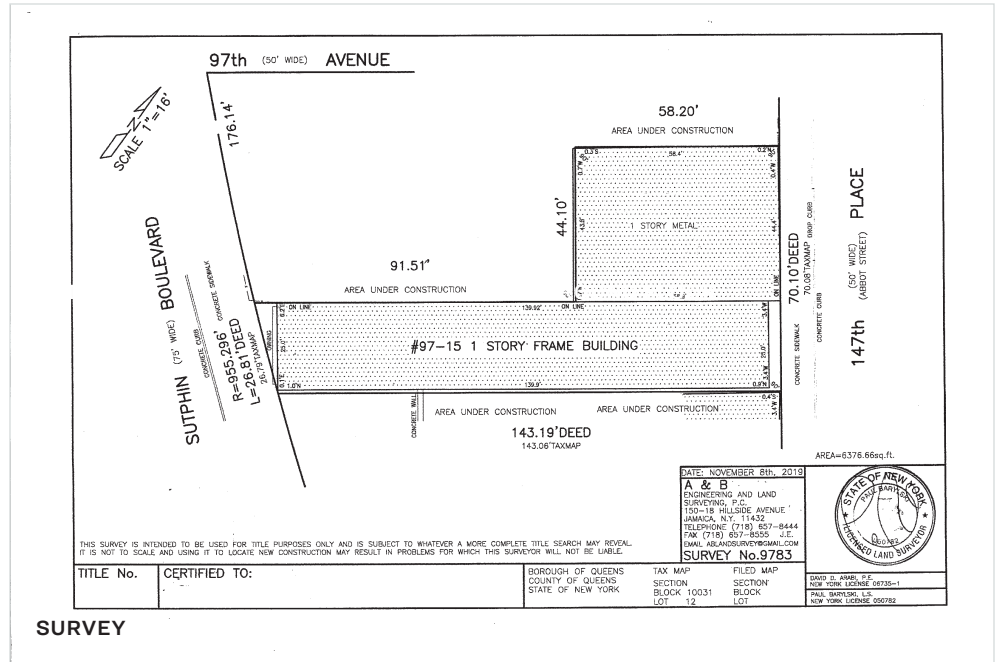
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All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

FEATURES

- Centrally located in Downtown Jamaica
- Blocks to Subway
- Plot Size 6,376 Sq. Ft.
- The survey shows a lot area of 6,376.66 Sq. Ft. which yields the following buildable floor areas. The residential FAR is 5.0 [or 31,833.3 Sq. Ft.] if you build affordable housing and 3.75 [or 23,912.47 Sq. Ft.] if you don't build affordable housing. The commercial FAR is 4 or [25,506.64 Sq. Ft.].



TRANSPORTATION

- E J** SUTPHIN BLVD/ ARCHER AVE
- Z**
- VAN WYCK EXPRESSWAY**
- HILLSIDE AVENUE**
- WTA Bus**
- Q8, Q9: SUTPHIN BLVD/LIBERTY AVE**
- Q6, Q8, Q9, Q40, Q60: SUTPHIN BLVD/97TH AVE**



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