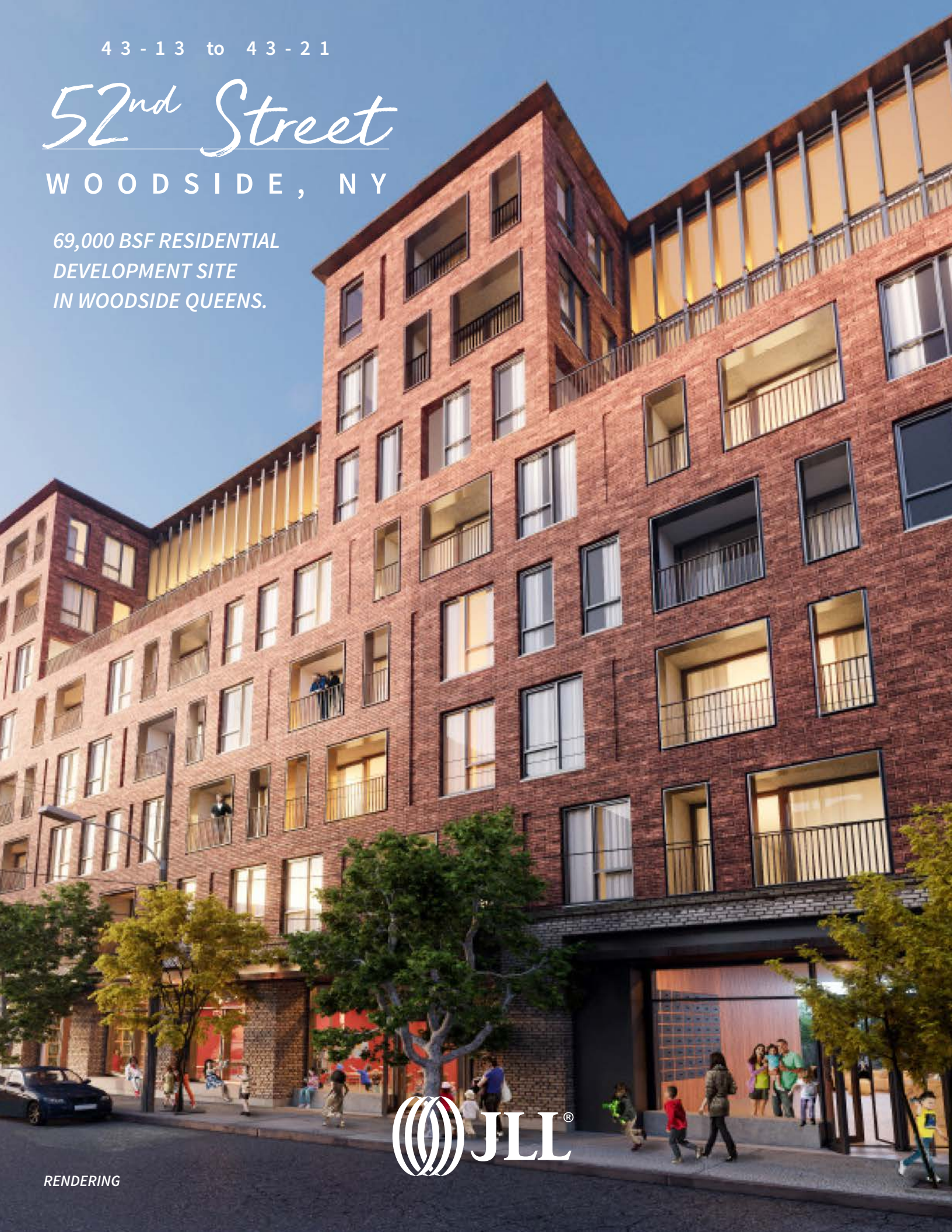


43-13 to 43-21

# 52<sup>nd</sup> Street

WOODSIDE, NY

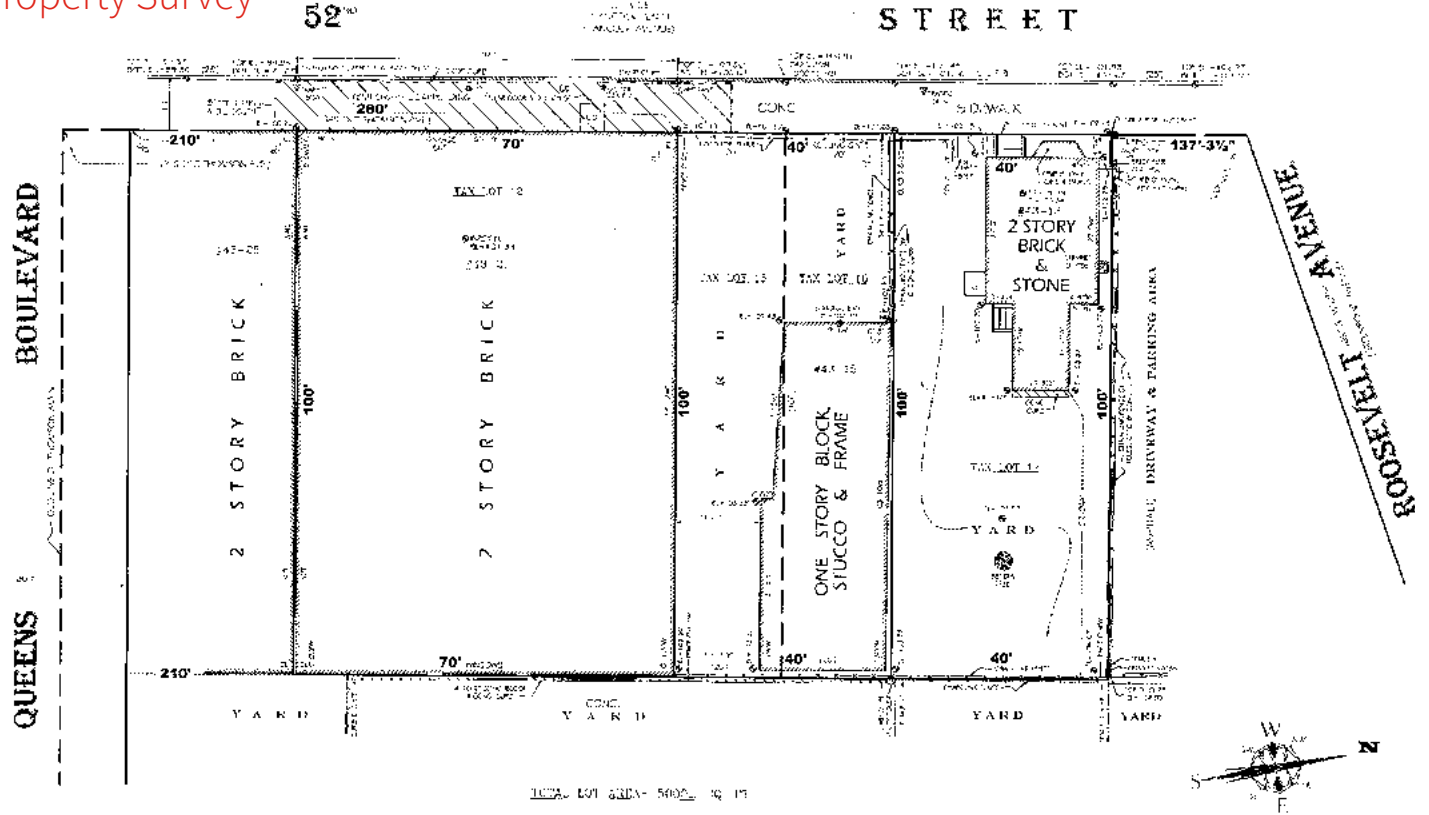
69,000 BSF RESIDENTIAL  
DEVELOPMENT SITE  
IN WOODSIDE QUEENS.



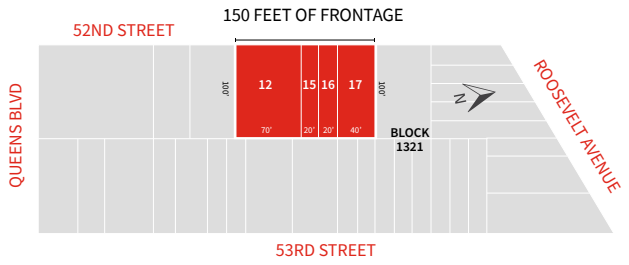
RENDERING



# Property Survey



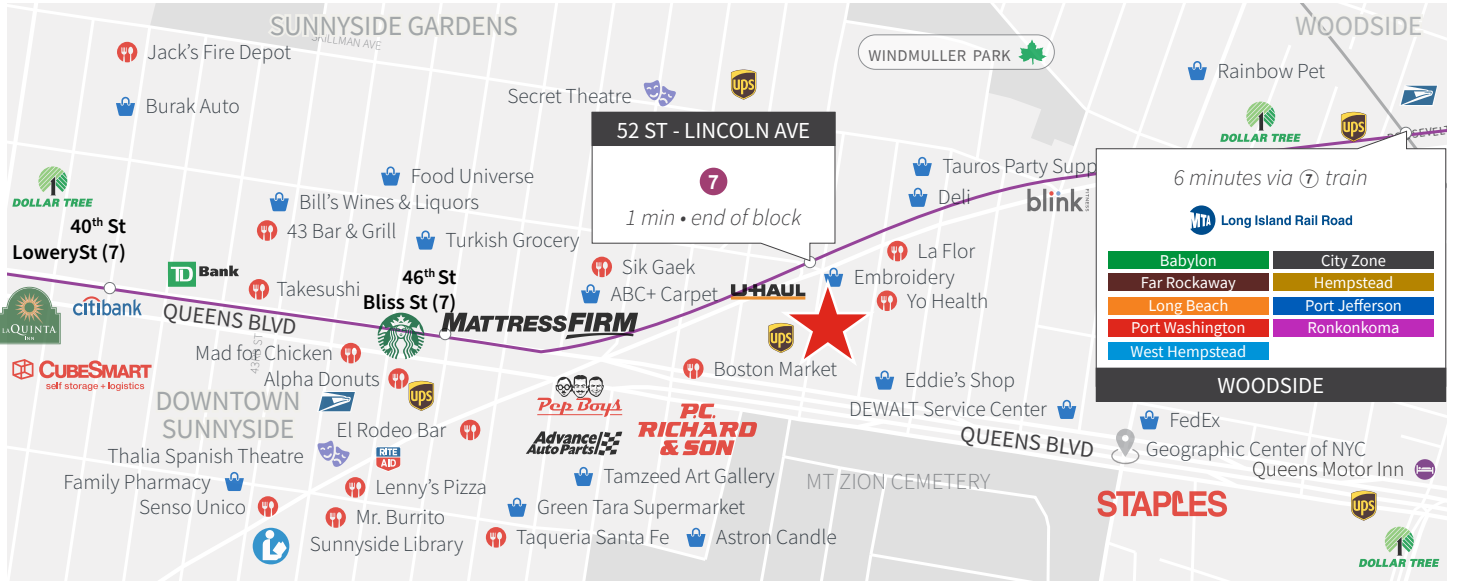
## Tax Map



## Aerial



## Neighborhood & Transit



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# 15,000 SF

150' x 100' Combined Lot Size

# 4.60

Maximum Residential FAR

# 69,000 BSF

Total Development Rights

# R7A (C2-3)

Zoning Designation

# MIH

Option 1

# 1321/12, 15, 16, 17

Block/Lots

# 150 Feet

Total Frontage

# AffordableNY 35 year

Eligible Tax Benefits

JLL has been retained on an exclusive basis to arrange for the sale of a 69,000 BSF residential development site in Woodside, Queens.



**Property Information:** The property comprises 4 adjacent tax lots on 52nd street, totaling 15,000 SF with 150 feet of frontage.



**Development Scale:** Approximately 69,000 BSF with flexible zoning allows for a blank canvas development opportunity.



**Tax Benefits:** Inviting incentives including IBZ (MIH - Option 1), ICAP, and Affordable NY. MIH Option 1 requires 25% of the units at 60% AMI.



**Transit Oriented:** Directly adjacent to the 52nd Street-Lincoln Avenue 7 train, the property enjoys quick proximity to Manhattan within 20 minutes.



**Thriving Retail:** The Immediate area is a popular destination for tourists and locals alike with hotels in the area, nationally recognized brand name retailers and dozens of popular restaurants, bars and nightlife hotspots.

	Lot 12	Lot 15	Lot 16	Lot 17	Total
Lot Dimensions	70' x 100'	20' x 100'	20' x 100'	40' x 100'	150' x 100'
Lot Size	7,000 SF	2,000 SF	2,000 SF	4,000 SF	15,000 SF
Assessment (20/21)	\$520,430	\$11,258	\$11,258	\$22,517	\$565,463
Tax Rate (20/21)	10.694%	21.045%	21.045%	21.045%	21.045%
Taxes (20/21)	\$55,655	\$2,369	\$2,369	\$4,739	\$65,132
Tax Class	4	1B	1B	1B	-

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4 3 - 1 3 to 4 3 - 2 1

# 52<sup>nd</sup> Street

W O O D S I D E , N Y

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