



Queens Boulevard Development Opportunity

68-09 Queens Boulevard, Woodside, Queens

Property Information

Queens Boulevard Development Site

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68-09 Queens Boulevard: A Premier Development Opportunity in Woodside

Presented for sale is a development opportunity at 68-09 Queens Boulevard in Woodside, Queens, a prime corner lot with significant street frontage on two streets. This 8,940 square foot vacant site is poised for a residential and commercial development, offering high investment desirability due to strong submarket fundamentals and a strong residential market characterized by steady net effective rent growth.

Strategic & Prime Location with Great Accessibility:

This transit-oriented location offers excellent connectivity, ensuring an easy commute for future residents and patrons. Immediate access to multiple subway lines, numerous bus routes, and the Long Island Rail Road ensures convenient travel across Queens and to Manhattan. The property benefits from immediate interstate access, being adjacent to Grand Central Parkway and the Brooklyn-Queens Expressway, and offers easy routes to both LaGuardia and JFK airports.

Development Potential and Flexibility:

The property is zoned R7X / C2-3, providing development flexibility. A recent zoning analysis confirms the following buildable square footage:

- 36,524 sf of residential plus 7,942 sf of ground floor commercial for a total of 44,467 bsf can be developed without the inclusion of an affordable housing component.
- 44,746 sf of residential plus 7,942 sf of ground floor commercial for a total of 52,688 bsf is achievable with the integration of an affordable housing element, offering an incentive for maximizing density.

The R7X zoning district, a medium-density residential contextual zone, typically supports multifamily residential buildings under the Quality Housing Program, which promotes the construction of higher-quality, often taller, structures. The C2-3 commercial overlay permits a broad range of local retail and service uses, ideal for ground-floor commercial space that complements the residential component.

Strong Submarket and Neighborhood Development:

Investing in 68-09 Queens Boulevard represents an opportunity to capitalize on Woodside's strong demand and long-term value appreciation. The strong residential market in Woodside, coupled with consistent rent growth, underscores the financial viability of a new development. Queens Boulevard has seen significant real estate activity. Recent and ongoing projects include mixed-use developments that are revitalizing the corridor. This development site is poised for the creation of a residential and commercial property that will benefit from its vibrant community and accessibility.

**For More Information or To Schedule
A Tour, Contact Exclusive Agents:**

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Property Images

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Zoning Analysis

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New 7 or 8-Story Mixed-Use Building With or Without Inclusionary Housing

Proposed Zoning Use Group:

II Residential & VI Commercial

Block / Lot: 1348 / 40

Total Lot Area: 8,940 sf

Community District: Queens 2

Transit Zone: Inner Transit Zone (No Parking Req'd)

Environmental Designation: E

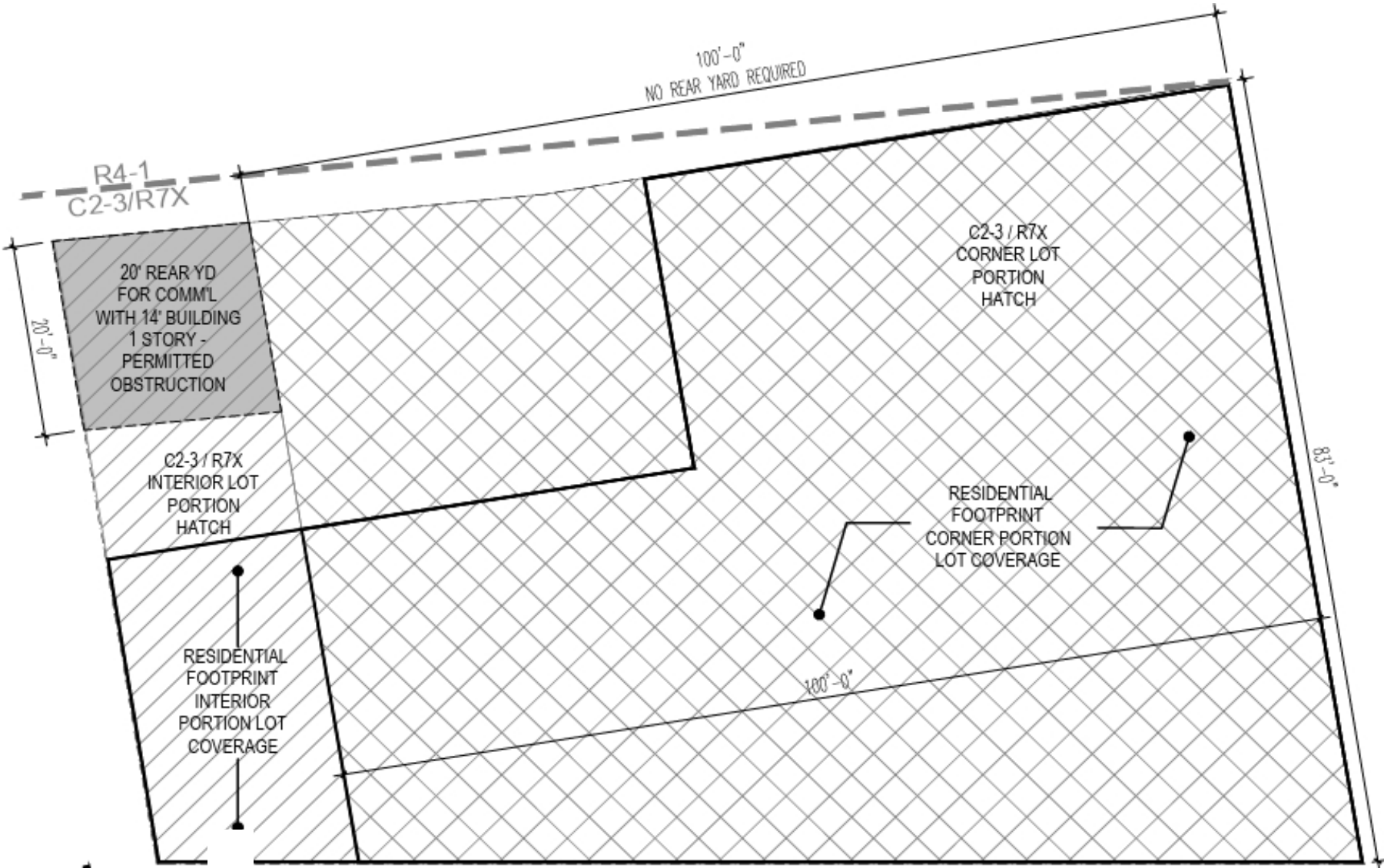
MTA Filing: Within 200 ft of Railroad - MTA Filing Req'd

FAR ANALYSIS - Non-Inclusionary

Total FAR	5.0 / Commercial & Residential
Ground Floor	7,942 sf Commercial / 945 sf Res.
Floors 2 through 6	6,257 sf Each / Residential
Floor 7	4,293 sf Residential
Total Buildable	44,467 sf

FAR ANALYSIS - With Inclusionary Housing

Total FAR	6.0 / Commercial & Residential
Ground Floor	7,942 sf Commercial / 945 sf Res.
Floors 2 through 8	6,257 sf Each / Residential
Total Buildable	52,688 sf



* Full Zoning Analysis Provided Upon Request. All information to be independently verified.

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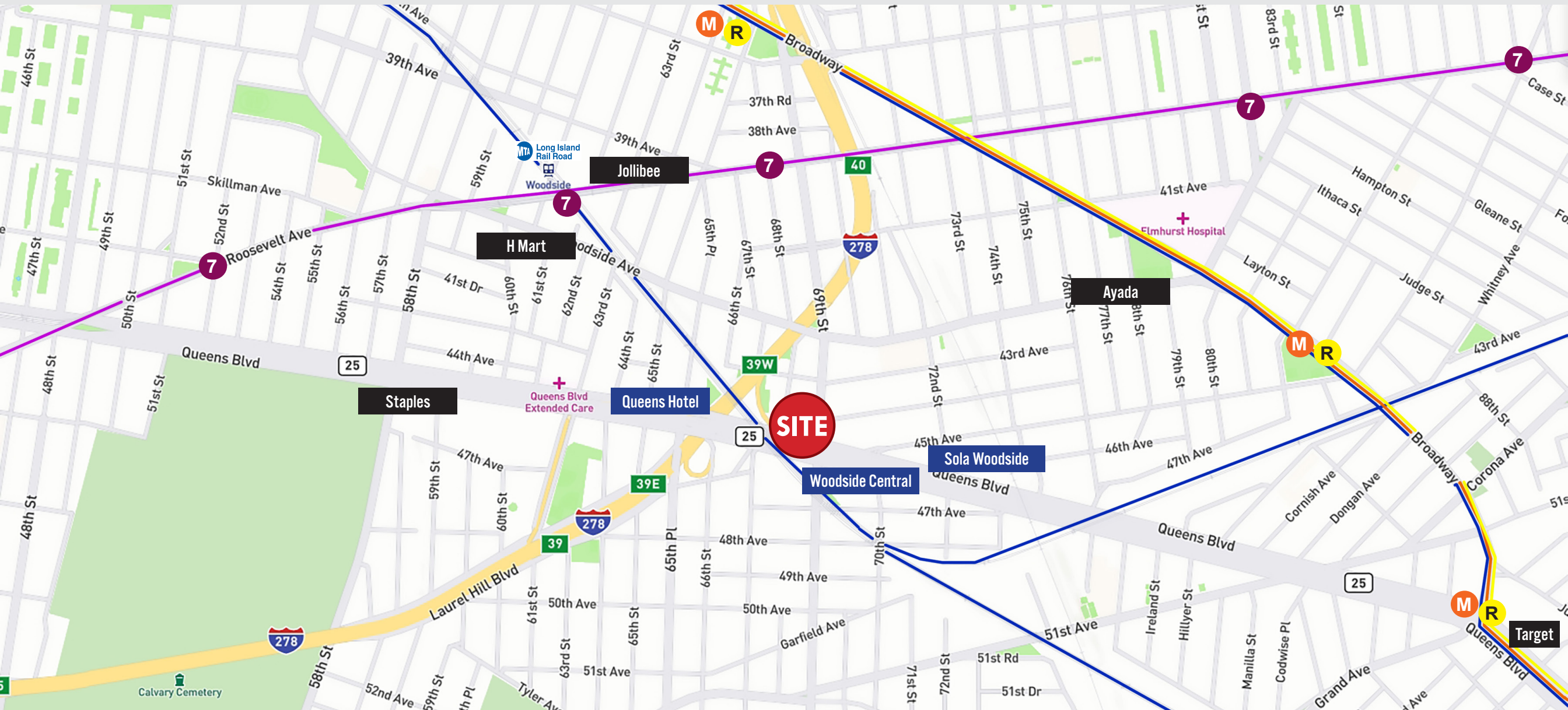
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Location & Transit

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