

LONG ISLAND CITY DEVELOPMENT OPPORTUNITY

43-12 50th Street • Long Island City, Queens



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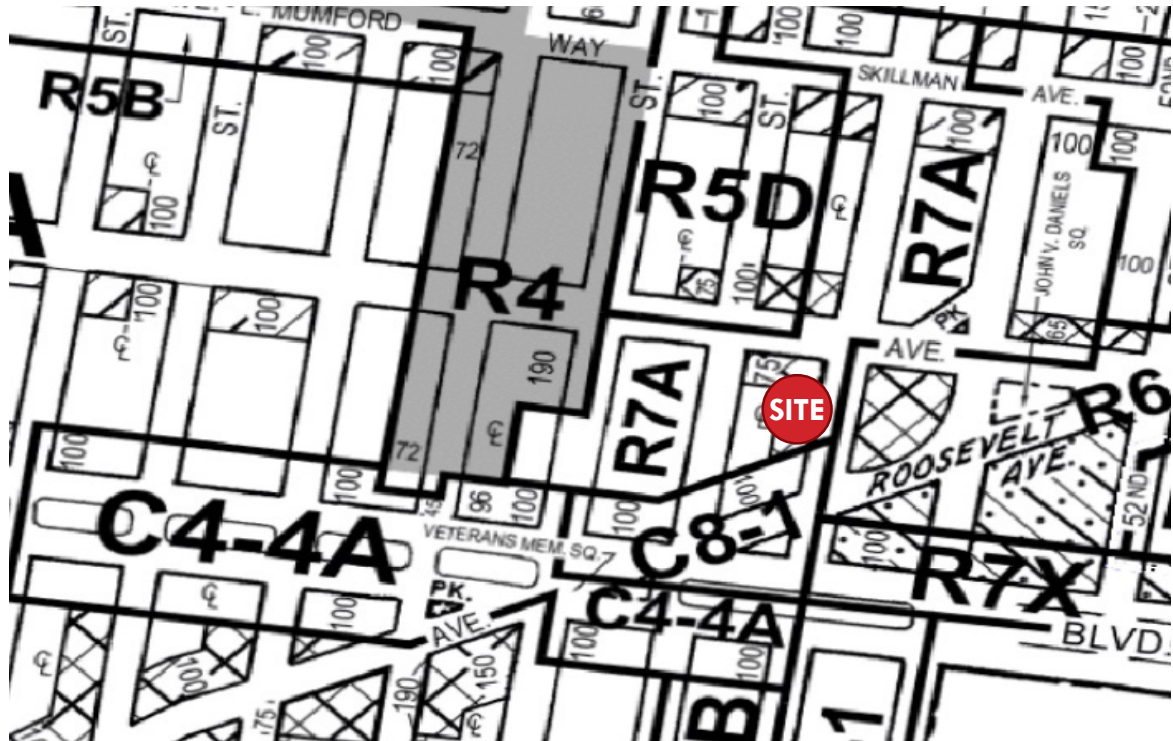
Property Description

DY Realty Group, LLC has been retained on an exclusive basis to handle the sale of 43-12 50th Street in Queens, NY.

The property is a 100' x 100' plot, currently improved with a 2-story building totaling 20,000 sf. The site is zoned R7A & C1-4, giving it a total residential buildable of 41,800 sf.

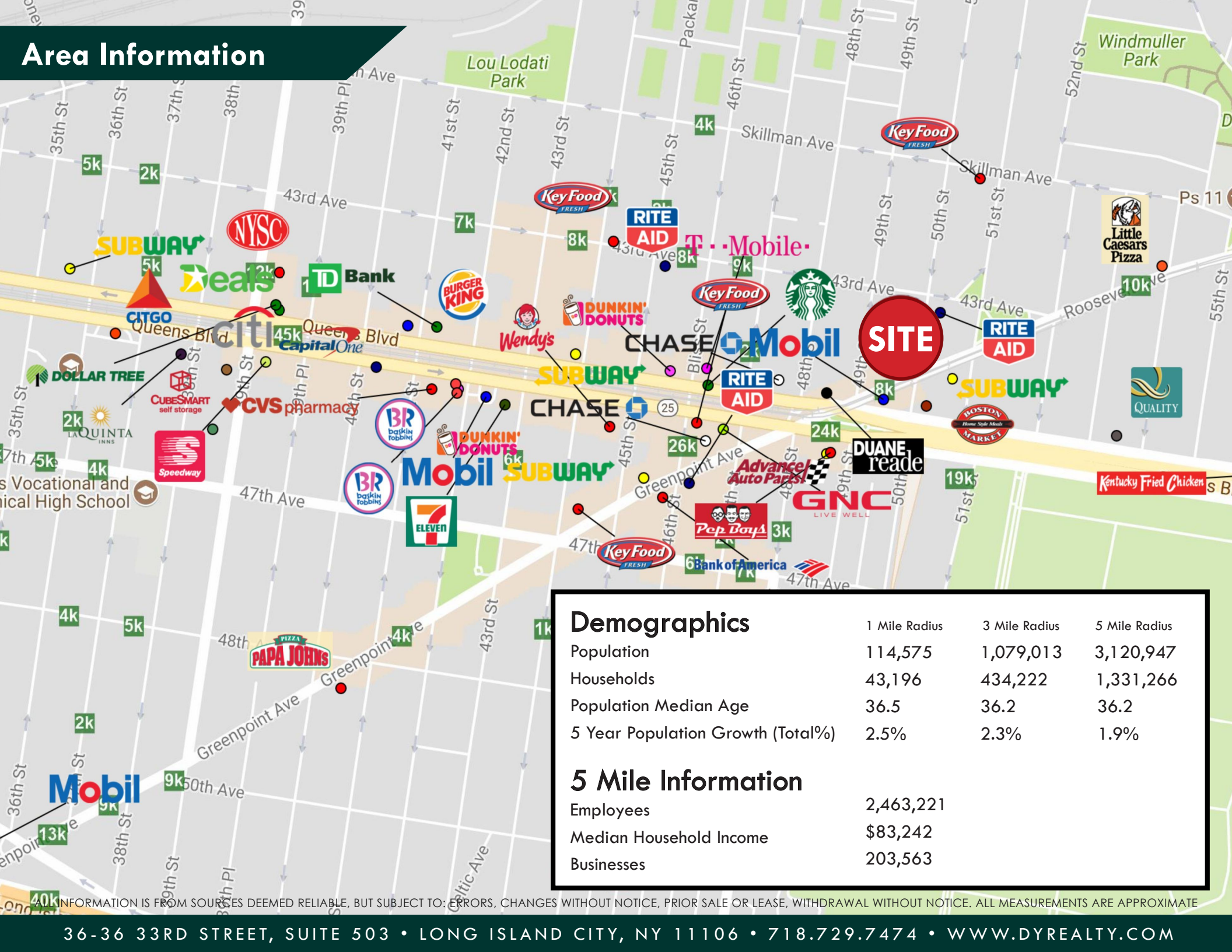
The building is centrally located in Long Island City / Sunnyside, with great subway access as well as access to all highways and bridges.

Block / Lot	138 / 25
Existing Building	20,000 sf Total <ul style="list-style-type: none">• 10,000 sf Ground• 10,000 sf Lower
Building Dimensions	100' x 100'
Plot Size	10,450 sf
Zoning	R7A / C1-4
FAR	4.0 Residential 4.0 Community Facility
Buildable	41,800 sf
Heat	Gas
Asking Price	\$8,700,000.00



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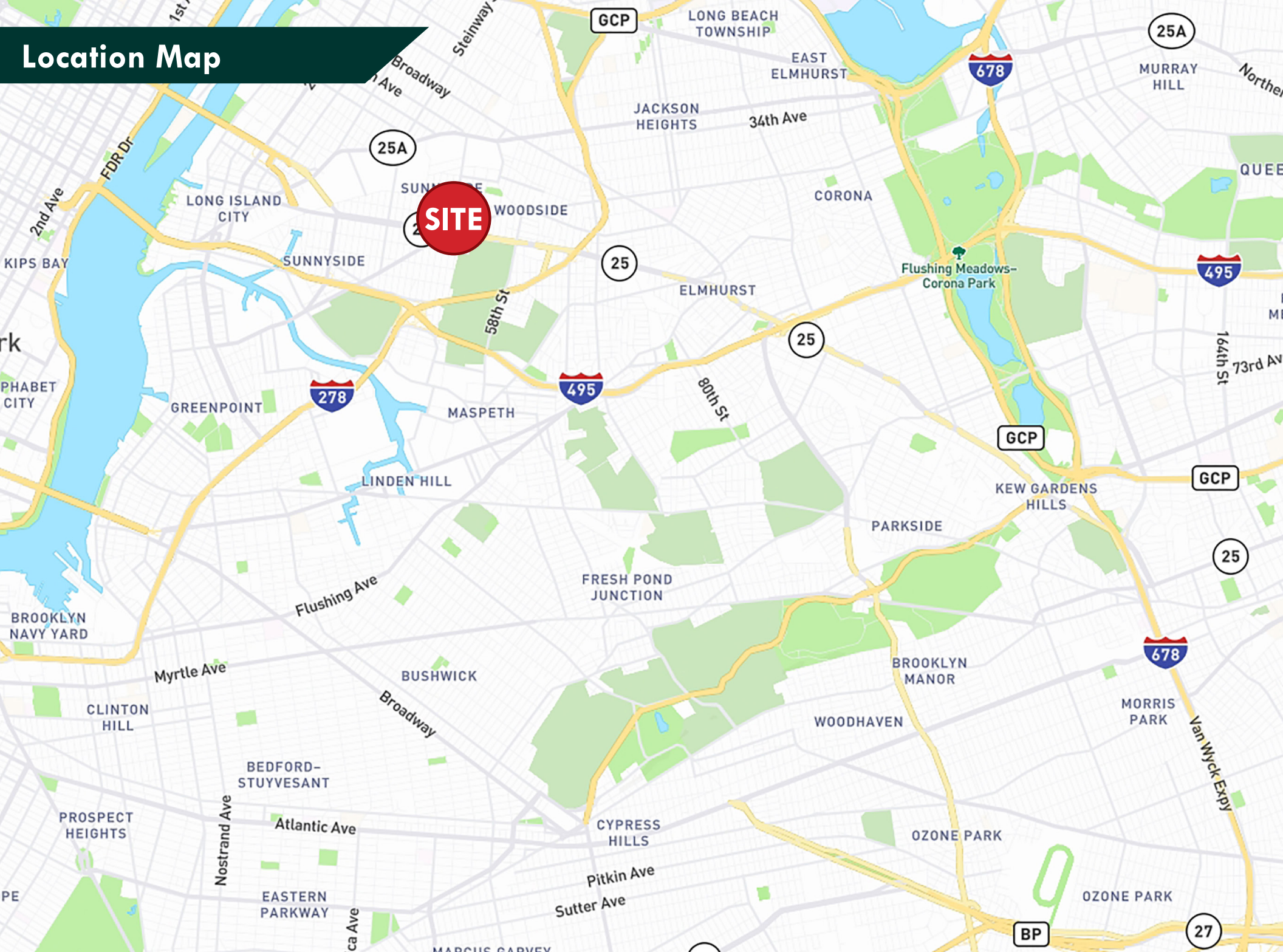
Area Information



Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	114,575	1,079,013	3,120,947
Households	43,196	434,222	1,331,266
Population Median Age	36.5	36.2	36.2
5 Year Population Growth (Total%)	2.5%	2.3%	1.9%
5 Mile Information			
Employees	2,463,221		
Median Household Income	\$83,242		
Businesses	203,563		

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Location Map



Tax Map





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