

Mixed Use Waterfront Development Site

96,000 Buildable Square Feet

30-05 Vernon Boulevard, Astoria NY 11102



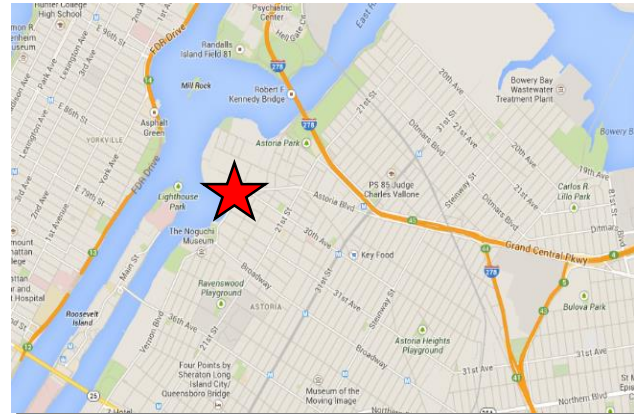
Realty Services



Property Description:

The subject property is a waterfront development site along Vernon Boulevard in the Astoria neighborhood of Queens. The site boasts an approximate mixed use buildable square footage of 96,000 (please request marketing book for details). The property benefits from having frontage on both Vernon Boulevard and Welling Court. The prime location of this assemblage on the Astoria waterfront, situated amongst several planned and recently completed developments, makes an excellent opportunity for a developer looking to capitalize on the explosive growth of the neighborhood.

Address:	30-05 Vernon Boulevard
Block / Lots:	506 / 36, 50
Location:	Vernon Blvd. between 30 th Road & Main Avenue
Existing Building SF:	7,884
Total Lot Size:	18,589
Zoning:	C1-3 / R6A
F.A.R. (As-of-Right):	3.0
Total Buildable SF:	96,000 As-of-Right
Taxes (14/15):	\$52,399.55



Asking Price \$18,240,000

For Financing Inquiries Please Contact Vittas Borozin at (718) 512-2109

For further information, please contact Exclusive Agents:

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

118-35 Queens Blvd. • 14th Floor • Forest Hills, NY 11375 • 718.275.3400 • Fax 718.275.5478

www.masseynakal.com

THE BRONX BROOKLYN MANHATTAN NASSAU NEW JERSEY QUEENS STATEN ISLAND WESTCHESTER

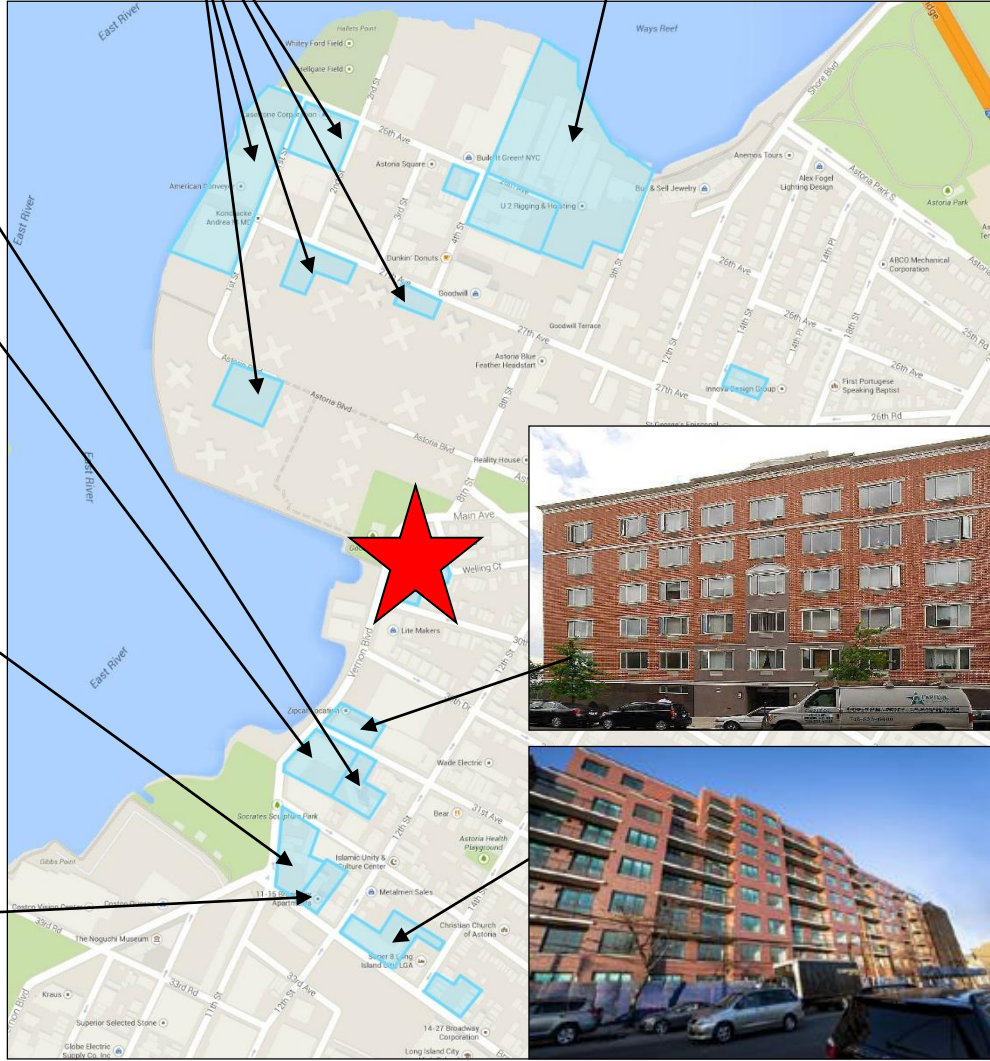
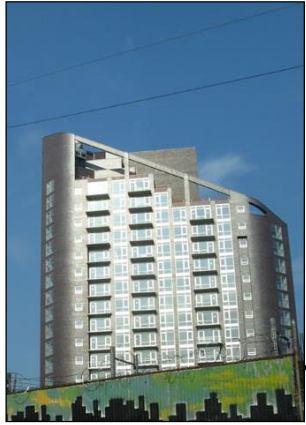
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Clockwise from bottom left: 11-15 Broadway, Vernon Tower, Piano Factory Condominium, East River Tower, Lincoln Equities' Hallet's Point, Alma Realty's Astoria Cove, 30-85 Vernon Boulevard, 12-15 Broadway

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*Artist Rendering Building Rear

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