



**ARCHER AVENUE LIRR &
SUBWAY STATION**



**LANDAIR
PROPERTY
ADVISORS**

GROUND LEASE OPPORTUNITY
35,000 ZFA / 42,000 UAP BSF
In Jamaica Neighborhood Plan (JNP) Rezoning

143-24 94th Avenue, Jamaica, NY 11435

Presented By:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Unlock a stellar development opportunity at 143-24 94th Avenue, Jamaica, NY 11435, with this prime 70' x 100' lot zoned C4-5X DJ, perfectly positioned for visionary developers. Boasting an impressive 35,000 ZFA and 42,000 BSF with UAP, this site offers explosive potential to scale up to 75,000 ZFA upon completion of the transformative Jamaica Neighborhood Plan (JNP) rezoning. Situated just one block from the bustling Archer Avenue LIRR and Subway, this property guarantees unrivaled transit access and remarkably low annual taxes of just \$17,250. Secure this gem with a \$300,000 triple-net lease, a generous 48-year term plus a 48-year option, and a two-year rent deposit that drops to one year upon TCO. With 12% rent increases every five years (subject to CPI review every decade), all uses considered, and delivered vacant at lease execution with a mandatory completion guarantee, this is your chance to capitalize on a high-growth location in the heart of Jamaica's vibrant future.

PROPERTY HIGHLIGHTS

- 70' x 100' Lot Zoned C4-5X, DJ
- 35,000 ZFA. 42,000 BSF with UAP
- Located within the Jamaica Neighborhood Plan Rezoning (JNP)
- 75,000 ZFA Upon Completion of the JNP
- Delivering Vacant at Execution of the Lease
- Located 1 block from the Archer Avenue LIRR and Subway
- Low Taxes (\$17,250/yr)



OFFERING DETAILS

Rent:	\$300,000 Triple-Net
Term:	48 years + 48-year option
Deposit:	2 years of rent, reduced to 1 year upon TCO
Increases:	3% per year *Subject to CPI review / 10 years
Permitted Uses	Most Uses Considered
Tenancy	Delivered Vacant
Loan Subordination	None
Completion Guarantee	Mandatory



PROPERTY DETAILS

PROPERTY INFORMATION

Area	Jamaica
Block/Lot	9992/38
Lot Dimensions	70' x 100'
Lot Sq. Ft.	7,000

BUILDING INFORMATION

Building Type	Commercial
Building Sq. Ft.	3,200
Total Units	1
Building Dimensions	64' x 42'

NYC FINANCIAL INFORMATION

Assessed Value	\$160,290
Tax Rate	10.7620%
Gross Taxes	\$17,250

ZONING INFORMATION (Pre JNP)

Zoning District	C4-5X, DJ
Base Floor Area Ratio (FAR)	5.0
Residential Buildable Sq. Ft.	35,000
Commercial FAR	4.0
Commercial Buildable Sq. Ft.	28,000
UAP FAR	6.0
UAP Buildable Sq. Ft.	42,000

ZONING INFORMATION (Post JNP)

Zoning District	C6-3
Base Floor Area Ratio (FAR)	-
Residential Buildable Sq. Ft.	-
Commercial FAR	8
Commercial Buildable Sq. Ft.	56,000
MIH FAR	10.8
MIH Buildable Sq. Ft.	75,600



JAMAICA NEIGHBORHOOD PLAN REZONING

Proposal

Downtown Core Zoning Proposal

Existing Zoning:

C6-4, C6-3, C6-2, C4-5X, C4-4A
with Downtown Jamaica District rules

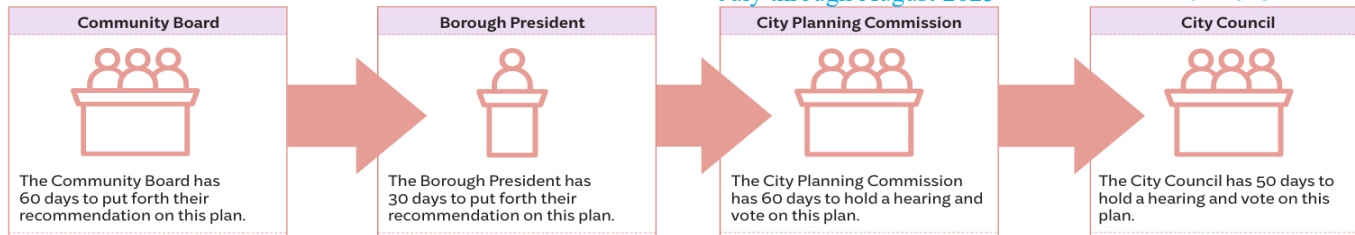
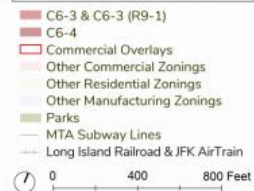
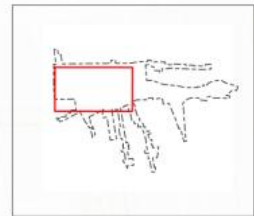
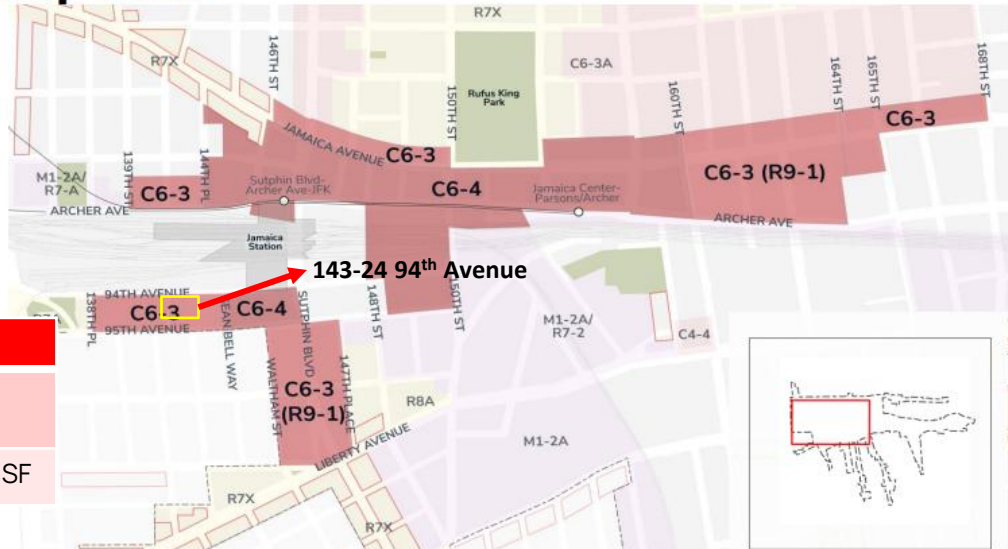
Proposed Zoning:

C6-4, C6-3, C6-3/R9-1, C6-3A

Current	Proposed
Resi: FAR 5 = 35,000 SF	
UAP: FAR 6 = 42,000 SF	MIH: FAR 10.8 = 75,600 SF

All Residential FAR's reflective of MIH

Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
C6-4	12.0	12.0	10.0	n/a
C6-3	10.8	8.0	10.0	n/a
C6-3A	9.02	6.0	7.5	n/a



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