

Pending Upzoning:
FAR 12.0 = 39,300 BSF (MIH)



**LANDAIR
PROPERTY
ADVISORS**

Development Site
25' x 131' – C6-3/R9, DJ
24,628 Buildable Sq. Ft.

155-01 Jamaica Ave, Queens, NY 11432

Presented by:

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Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

This property features a midblock lot spanning 3,275 square feet, located in the highly desirable Jamaica Avenue corridor. Measuring 25 feet by 131 feet, this site offers excellent potential for development in a prime location.

Zoned C6-3/R9, the property allows for the construction of a market-rate residential building up to 24,628 square feet. Additionally, under the Universal Affordability Preference, the development potential increases to approximately 29,541 square feet, making it an exceptional opportunity for affordable housing projects.

Currently, the site hosts a 3,144-square-foot commercial/warehouse building occupied by a month-to-month tenant, providing potential short-term income while planning for re-development. This property offers a unique opportunity to capitalize on Jamaica's thriving market and favorable zoning regulations.

PROPERTY HIGHLIGHTS

- Prime Location:** Situated in the heart of Downtown Jamaica, this 3,275-square-foot midblock lot offers excellent development potential in one of NYC's most vibrant neighborhoods. Across from the very high traffic Social Security Office.
- Flexible Zoning with increased F.A.R:** Zoned C6-3/R9, allowing for the construction of a market-rate residential building up to 24,628 square feet, or up to 29,541 square feet under the Universal Affordability Preference.
- Current Use:** The site features a 3,144-square-foot commercial/warehouse building with a month-to-month tenant, providing potential short-term income during pre-development planning.
- Development Opportunity:** Ideal for both market-rate and affordable housing projects, this property leverages favorable zoning regulations to maximize its potential.
- Parking Optional:** Under the City Of Yes for Housing Opportunity, parking mandates in this location have been completely waived and is optional for new development.



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	3,275
Zoning District	C6-3 (R9), DJ
Market Rate Residential BSF (FAR: 7.52):	24,628
Universal Affordability Preference BSF (FAR:9.02):	29,541
Commercial BSF:	26,200
Price Per Buildable S.F (Market Rate):	\$102
Corner/Midblock:	Midblock
Street Frontage:	25.00 ft
Tenancy:	Occupied – Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	155-01 Jamaica Ave
Area	Jamaica
Block/Lot	9754/47
Lot Dimensions	25X131
Lot Sq. Ft.	3,275

BUILDING INFORMATION

	155-01 Jamaica Ave
Building Type	Commercial
Building Sq. Ft.	3,144
Total Units	1

NYC FINANCIAL INFORMATION

Assessed Value	\$311,130
Tax Rate	10.762%
Gross Taxes	\$33,484

ZONING INFORMATION

	155-01 Jamaica Ave
Zoning District	C6-3/R9, DJ
Base Floor Area Ratio (FAR)	7.52
Residential Buildable Sq. Ft.	24,628
Commercial FAR	8
Commercial Buildable Sq. Ft.	26,200
U.A.P FAR	9.02
U.A.P Buildable Sq. Ft.	29,541
Community Facility FAR	10
Community Facility Buildable Sq. Ft.	32,750



JAMAICA NEIGHBORHOOD 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

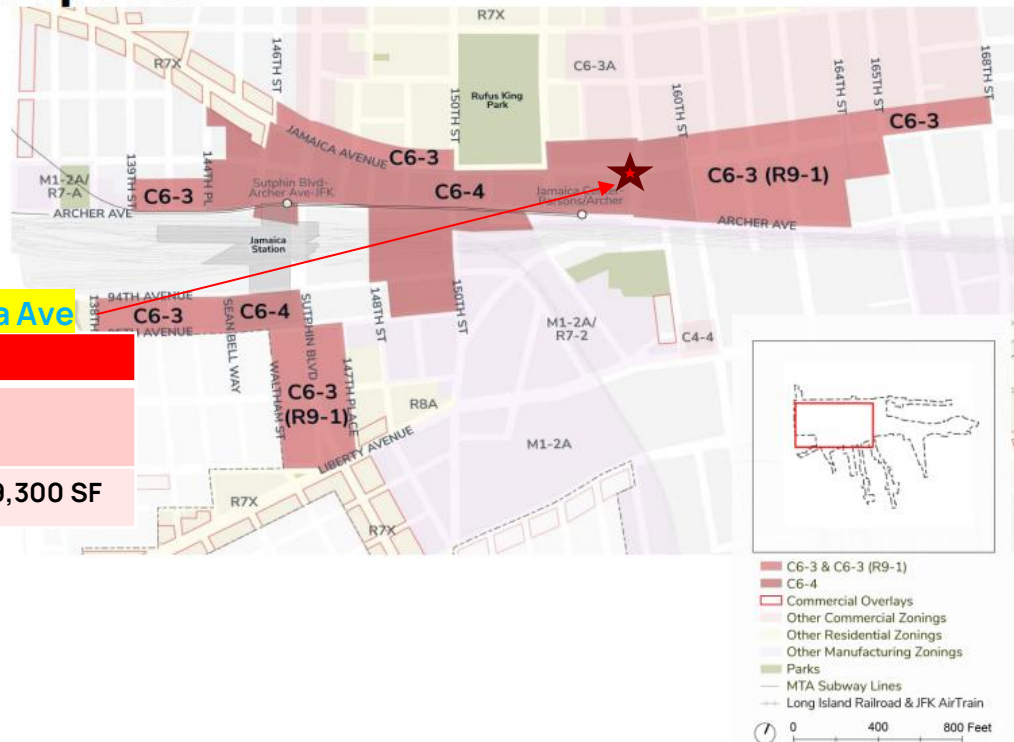
155-01 Jamaica Ave

Current	Proposed
Resi: FAR 7.52 = 24,628 SF	
UAP: FAR 9.02 = 29,541 SF	MIH: FAR 12.0 = 39,300 SF

All Residential FAR's reflective of MIH

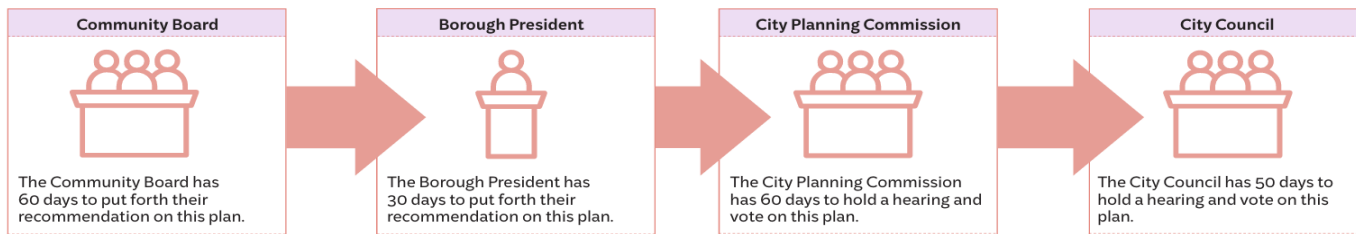
Zoning District	Max. Residential FAR	Max. Commercial FAR	Max. Community Facility FAR	Max. Manufacturing FAR
C6-4	12.0	12.0	10.0	n/a
C6-3	10.8	8.0	10.0	n/a
C6-3A	9.02	6.0	7.5	n/a

Aligns with city of Yes: Housing Opportunity



July through August 2025

Fall 2025



ADVISORY TEAM



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