



**LANDAIR
PROPERTY
ADVISORS**

DOWNTOWN JAMAICA DEVELOPMENT SITE
46' X 131'
45,473 BUILDABLE SQ. FT. AS-OF-RIGHT

155-01 & 155-03 JAMAICA AVENUE, JAMAICA, NY 11432

Presented By:

Michael Lam

mlam@landairnyc.com | (917) 536-3676

Senior Associate

Anand Melwani

am@landairnyc.com | (516) 658-1222

Partner

Alexandre Goulet

ag@landairnyc.com | (212) 920-7658

Partner

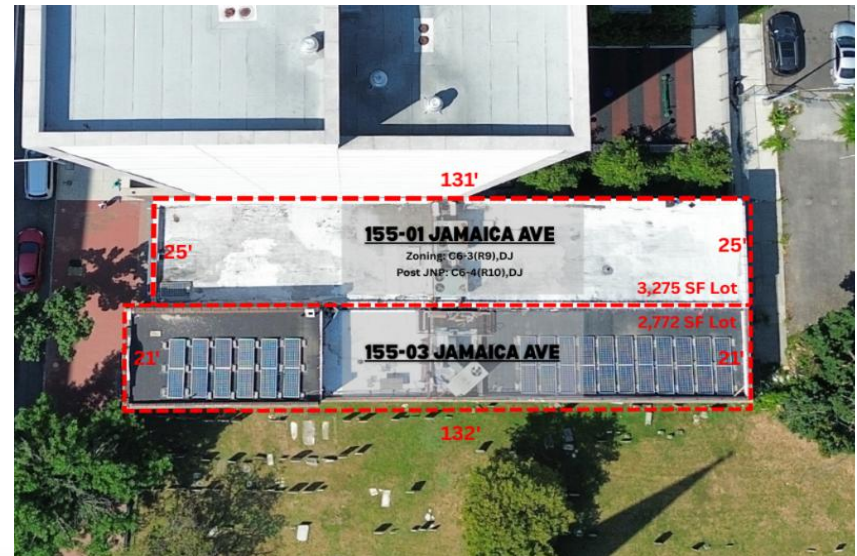
PROPERTY SUMMARY

PROPERTY DESCRIPTION

An exceptional development opportunity located in the high-growth corridor of Downtown Jamaica, Queens. 155-01 and 155-03 Jamaica Avenue offer developers a 6,047 sq. ft. midblock parcel boasting 46 feet of frontage on Jamaica Avenue. The property's powerful C6-3 zoning, within the Special Downtown Jamaica District (DJ), provides tremendous flexibility for a developer. For visionary developers poised to capitalize on potential upzoning, the future ZFA for this property could further increase to approximately 72,564 Sq. Ft. with the affordability component, offering immense development potential. The site allows for a substantial as-of-right development envelope, offering up to 45,473 BSF for residential use or a significant 48,376 BSF for a commercial project. Delivered vacant, the property provides a clear path for a major ground-up construction project. This site is strategically positioned to capitalize on Downtown Jamaica's ongoing revitalization, making it a compelling opportunity to deliver a new Class-A building in one of New York City's most dynamic emerging submarkets.

PROPERTY HIGHLIGHTS

- ❑ 46' x 132' Assemblage Measuring 6,047 Sq. Ft. located in downtown Jamaica.
- ❑ Flexible Zoning of C6-3, DJ Allows for 45,473 BSF (Market)
- ❑ Located within Jamaica Neighborhood Plan. Pending rezoning to C6-4. Pending BSF to 72,564 Sq. Ft. (MIH)
- ❑ Fire Easement in the rear lot allows for access during and after construction.
- ❑ Windows on (3) Sides Due to location adjacent to a graveyard.
- ❑ Large Floorplate and 46' of Frontage on Jamaica Avenue.



OFFERING SUMMARY

Sale Price:	\$5,200,000
Lot Size:	6,047
Zoning District:	C6-3,DJ
Market Rate Residential BSF (FAR: 7.52):	45,473
Universal Affordability Preference BSF (FAR:9.02):	54,544
Pending Zoning:	C6-4
Pending FAR (MIH):	12
Pending BSF (MIH)	72,564
Price Per Buildable S.F (Market Rate):	\$114



PROPERTY DETAILS

PROPERTY INFORMATION

Area	Jamaica	Jamaica
Block/Lot	9754/47	9754/46
Lot Dimensions	25 x 131	21 x 132
Lot Sq. Ft.	3,275	2,772

BUILDING INFORMATION

Building Type	Commercial	Commercial
Building Sq. Ft.	3,275	3,360
Total Units	1	2

NYC FINANCIAL INFORMATION

Assessed Value	\$311,130	\$413,550
Tax Rate	10.762%	10.762%
Gross Taxes	\$33,483.84	\$44,506.28

ZONING INFORMATION

Zoning District	C6-3/R9, DJ	C6-3/R9, DJ
Base Floor Area Ratio (FAR)	7.52	7.52
Residential Buildable Sq. Ft.	24,628	20,845
Commercial FAR	8	8
Commercial Buildable Sq. Ft.	26,200	22,176
U.A.P. FAR	9.02	9.02
U.A.P. Buildable Sq. Ft.	29,541	25,003
Community Facility FAR		
Community Facility Buildable Sq. Ft.		



JAMAICA NEIGHBORHOOD REZONING

Proposal

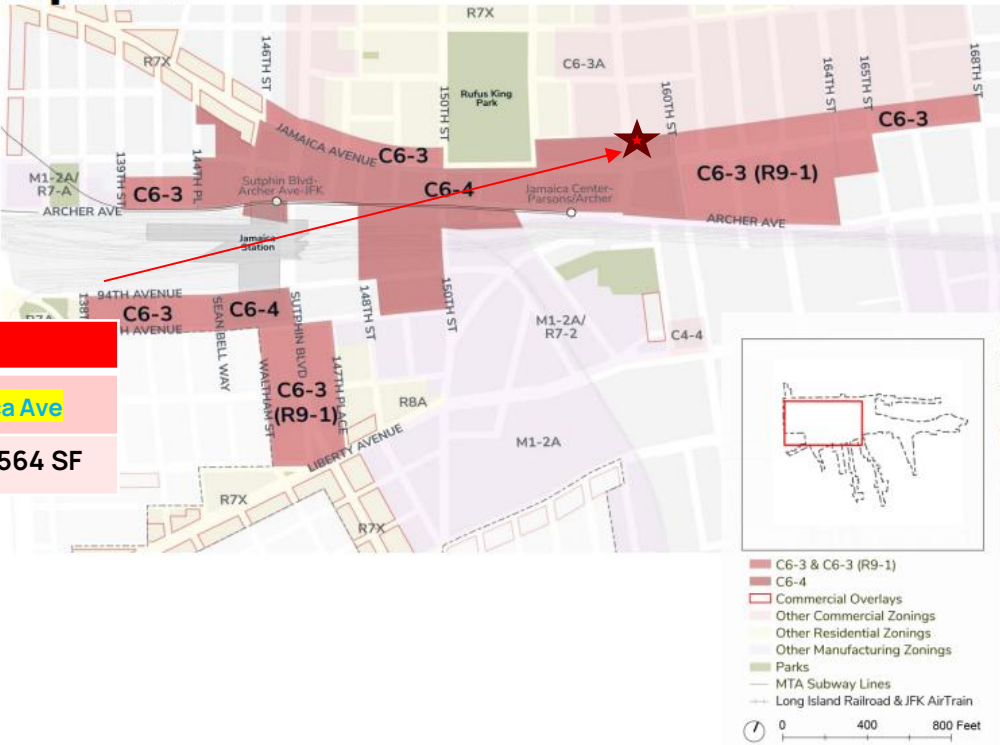
Downtown Core Zoning Proposal

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



Current	Proposed
Resi: FAR 7.52 = 45,473 SF	155-01 (03) Jamaica Ave
UAP: FAR 9.02 = 54,544 SF	MIH: FAR 12.0 = 72,564 SF

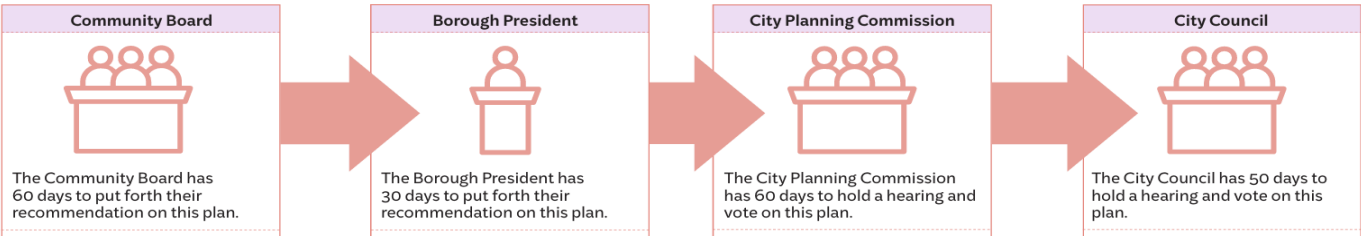
All Residential FAR's reflective of MIH

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



Alexandre Goulet
Partner
Ag@landairnyc.com
(212) 920-7658



Michael Lam
Associate
mlam@landairnyc.com
(917) 536-3676



Anand Melwani
Partner
AM@landairnyc.com
(516) 658-1222

