



**LANDAIR
PROPERTY
ADVISORS**

JAMAICA COVERED LAND PLAY
54' x 75' Lot Zoned C6-3/C4-5X
In Proposed Rezoning (Fall 2025)

90-40 Parsons Blvd, Jamaica, Queens 11432

Presented by:

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Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

For the first time in 40 years, an unparalleled development opportunity has emerged on one of Jamaica's most prominent corridors.

90-40 Parsons Boulevard presents a prime development site, encompassing a substantial 3,972 square foot lot with an exceptional Walk Score of 98. Zoned C6-3/C4-5X with a Floor Area Ratio (FAR) of 6.59 or 7.90, this property allows for a significant buildable area of 26,166 Sq. Ft., expanding to 31,389 Sq. Ft. with the UAP. For visionary developers poised to capitalize on potential upzoning, the future ZFA for this property could further increase to approximately 43,284 Sq. Ft. with the affordability component, offering immense development potential.

Strategically located just a few short blocks from the LIRR Jamaica station, this site offers seamless and rapid access to Manhattan, cementing its appeal for future residents or commercial tenants. Currently, the property comprises two existing buildings housing two residential units, one office, and three ground-floor retail spaces, generating a current projected annual income of \$234,000.

This property is exceptionally well-suited for a discerning rental developer or a strategic investor looking to capitalize on the robust growth and immense potential of Downtown Jamaica's booming real estate market. This is a rare chance to secure a significant footprint in one of New York City's most dynamic and rapidly evolving neighborhoods.

PROPERTY HIGHLIGHTS

- 54' x 74' Lot Zoned C6-3/C4-5X
- 26,166 BSF (Market). 31,389 BSF with UAP.
- Covered Land Play – Projected Net Income of \$169,234.
- High Demand Retail and Residential Location.
- Proximity to E,J,Z Subway Lines, LIRR, AirTrain
- **Located within Jamaica Neighborhood Plan**
- **Proposed Zoning: C6-4, C6-3X – 12 FAR**



OFFERING SUMMARY

Asking Price:	\$2,800,000
Lot Size:	3,972
Zoning District	C6-3, C4-5X
Residential BSF (Market):	26,166
Residential BSF (UAP):	31,389
\$/BSF (Market):	\$107
\$/BSF (UAP):	\$89
Tenancy:	Occupied
NOI:	\$169,234
Cap Rate:	6.04%



PROPERTY DETAILS

PROPERTY INFORMATION

	90-40 Parsons Blvd
Area	Jamaica
Block/Lot	9754/29
Lot Dimensions	54 x 74
Lot Sq. Ft.	3,972

BUILDING INFORMATION

	90-40 Parsons Blvd
Building Type	Commercial
Building Sq. Ft.	5,310
Total Units	5

NYC FINANCIAL INFORMATION

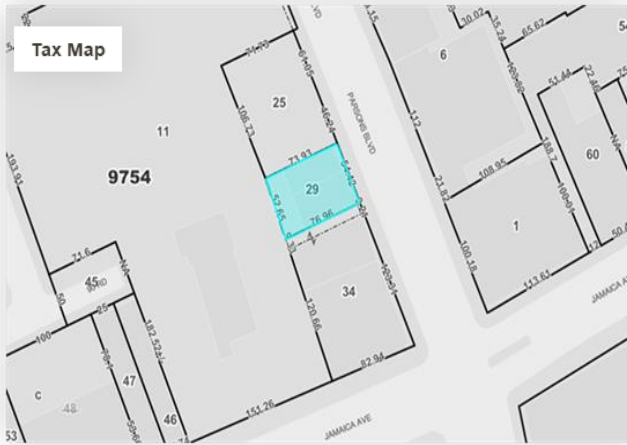
	90-40 Parsons Blvd
Assessed Value	\$313,560
Tax Rate	10.7620%
Gross Taxes	\$33,746

ZONING INFORMATION

	90-40 Parsons Blvd
Zoning District	C6-3, C4-5X
Base Floor Area Ratio (FAR)	Split-adjusted: 6.59
Residential Buildable Sq. Ft.	26,166
Commercial FAR	Split-adjusted: 6.52
Commercial Buildable Sq. Ft.	25,897
Inclusionary FAR	Split-adjusted: 7.90
Inclusionary Buildable Sq. Ft.	31,389
Community Facility FAR	-
Community Facility Buildable Sq. Ft.	-
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



FINANCIAL INFORMATION



INCOME	Size (SF)	LXP	Monthly	Annual
Non Stop Convenience	1400	10/31/2029	\$5,000.00	\$60,000.00
Senegalese Sisters	700	Month to Month	\$3,000.00	\$36,000.00
Harjoe Money Center	1400	Vacant	\$6,500.00 (Projected)	\$78,000.00
Office	700	Month to Month	\$1,700.00	\$20,400.00
Apartment 1	2 Bedroom	Month to Month	\$1,500.00	\$18,000.00
Apartment 2	3 Bedroom	Month to Month	\$1,800.00	\$21,600.00
Gross Income			\$19,500.00	\$234,000.00
EXPENSES				
Utilities				\$6,000.00
Insurance				\$10,000.00
Maintenance				\$8,000.00
Real Estate Taxes				\$33,746.00
Management (3%)				\$7,020.00
Total Expenses				\$64,766.00
Net Income				\$169,234.00



CERTIFICATE OF OCCUPANCY

400.

Date 7/22/68

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C26-161.0 to C26-187.0 inclusive Administrative Code 21.3.1. to 21.3.7. Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building premises located at

90-40 & 44 Parsons Blvd. w/s 132' E/o Jamaica Ave. Block 9754 Lot 29

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~xxx~~ or Alt. No. **Alt. 2119/51** Construction classification **Frame**

Occupancy classification **Res. & Comm.** Height **3** stories **35** feet.

Date of completion **9/15/53** Located in **Bus.** Use District.

B Area **1 1/2** Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	0.9.				Boiler & Storage
1st	75			2	Store (office)
2nd	50 & 40			Two	Dwelling & Office
3rd	40			Four	Dwelling

OCCUPANCY BY MORE THAN TWO FAMILIES IS UNLAWFUL AND RENDERS THE OWNER LIABLE TO PROSECUTION.



JAMAICA NEIGHBORHOOD REZONING

Proposal

Downtown Core Zoning Proposal

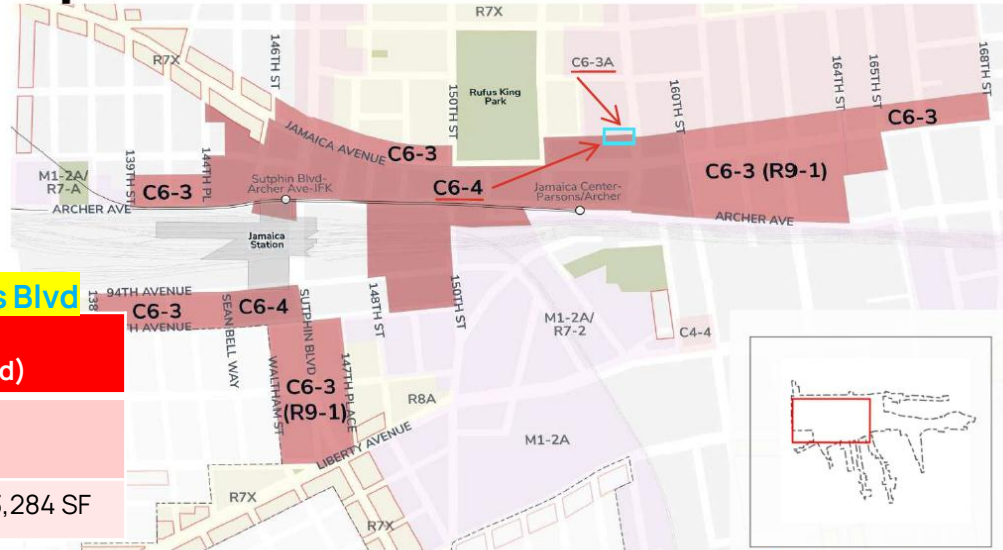
Existing Zoning:

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

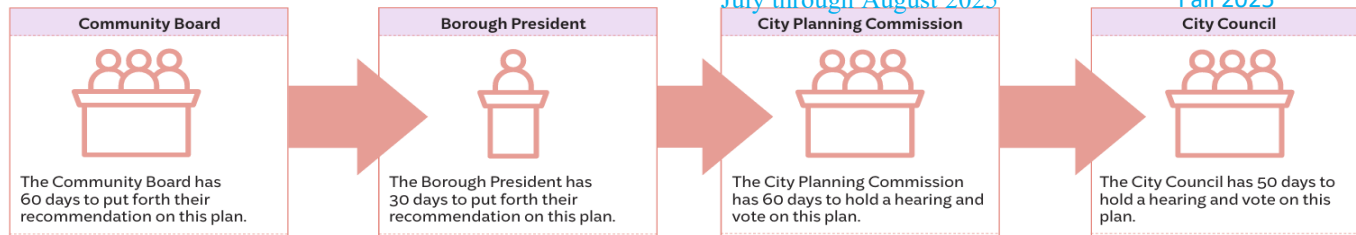
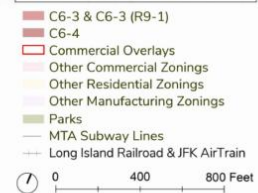
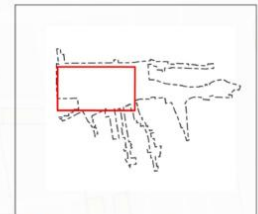
90-40 Parsons Blvd



Current (split adjusted)	Proposed (split adjusted)
Resi: FAR 6.59 = 26,166 SF	
UAP: FAR 7.90 = 31,389 SF	MIH: FAR 10.90 = 43,284 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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