



Boutique Dutch Kills Development Site

39-39 Crescent St, Long Island City, NY 11101

Presented by:

Alexandre Goulet

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

Partner

Anand Melwani

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

Partner

Dean Abouelhassan

da@landairnyc.com | (516) 532-5385

Senior Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

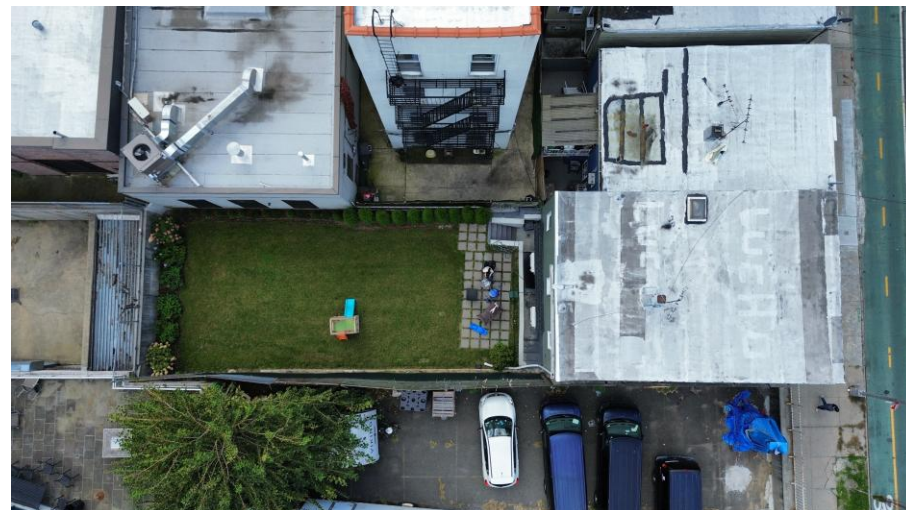
39-39 Crescent Street is an exceptional development opportunity located in the heart of Dutch Kills—one of Queens' most vibrant and rapidly transforming neighborhoods. Spanning a 2,523 SF lot within an M1-2/R5D, LIC zoning district, the property offers a total buildable area of approximately 5,046 SF, ideal for residential, mixed-use, or community facility development.

The site is currently improved by an immaculate, recently gut renovated, 1,750 SF single-family building and will be delivered vacant at closing, providing a seamless path for immediate redevelopment. Situated just moments from multiple subway lines and major transportation hubs, the property offers excellent accessibility to Manhattan, Brooklyn, and the surrounding boroughs.

It's prime location, flexible zoning, and strong market fundamentals make 39-39 Crescent Street a compelling opportunity for investors and developers looking to capitalize on the continued growth of Long Island City.

PROPERTY HIGHLIGHTS

- Prime Dutch Kills / Long Island City location
- Flexible M1-2/R5D, LIC zoning allowing residential, mixed-use, or community facility development
- 2,523 SF lot with approximately 5,046 buildable SF
- Delivered vacant—ideal for immediate redevelopment
- Excellent access to multiple subway lines and major transportation hubs
- Surrounded by new residential and commercial projects in a rapidly growing neighborhood



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	2,523 ft ²
Zoning District	M1-2/R5D, LIC
Residential BSF:	5,046
Price Per Buildable S.F.	\$357
Corner/Midblock:	Midblock
Street Frontage:	25 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	39-39 Crescent St
Area	Dutch Kills
Block/Lot	396/5
Lot Dimensions	25' x 100.92'
Lot Sq. Ft.	2,523

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	1,750
Total Units	1

NYC FINANCIAL INFORMATION

Assessed Value	\$35,971
Tax Rate	20.085%
Gross Taxes	\$7,225

ZONING INFORMATION

Zoning District	M1-2/R5D, LIC
Base Floor Area Ratio (FAR)	2
Residential Buildable Sq. Ft.	5,046
Commercial FAR	2
Commercial Buildable Sq. Ft.	5,046
UAP FAR	-
UAP Buildable Sq. Ft.	-
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	5,046
Industrial FAR	2
Industrial Buildable Sq. Ft.	5,046

Tax Map



Zoning and Land Use Map (Zola)



AERIAL PHOTOS



EXTERIOR PHOTOS



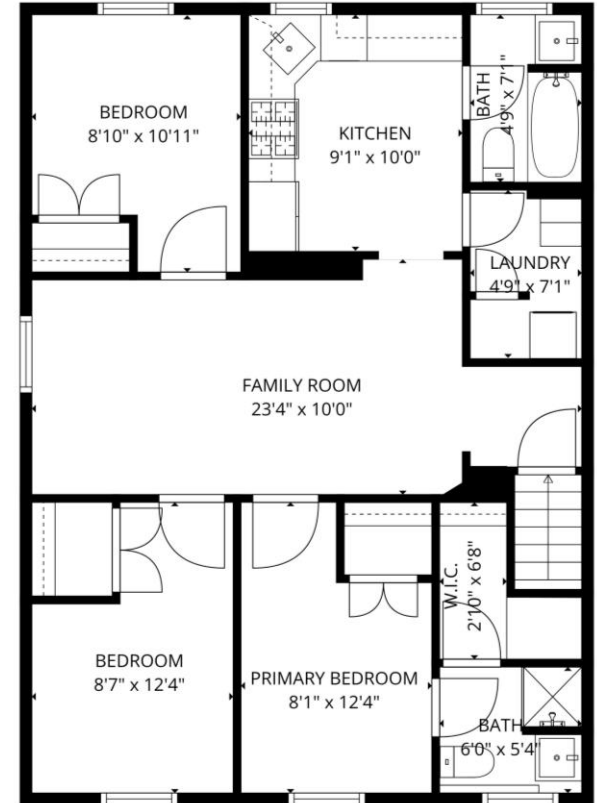
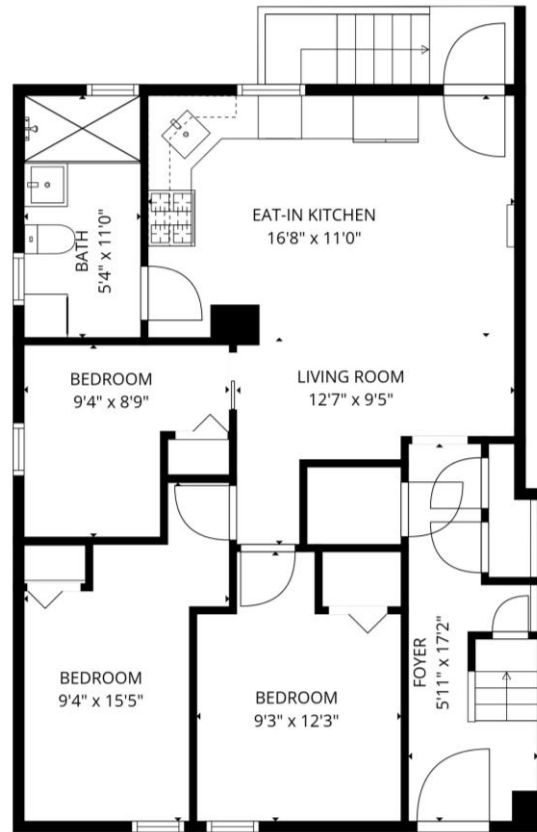
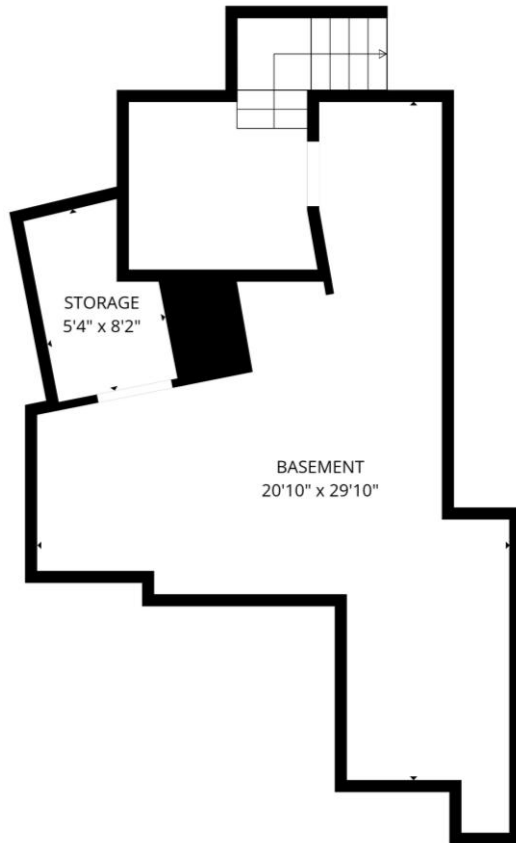
INTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLANS



ADVISORY TEAM



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



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



Dean Abouelhassan
Senior Associate
da@landairnyc.com
(516) 532-5385

