



**LANDAIR  
PROPERTY  
ADVISORS**

**3,812 ft<sup>2</sup> of Off-Site  
Inclusionary Air Rights For Sale  
Community Board 1**

*Presented by:*

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# PROPERTY SUMMARY

## DESCRIPTION

Landair Property Advisors has been exclusively retained to sell 3,812 square feet of off site Inclusionary Housing development rights in Queens Community Board 1. This offering provides a rare opportunity to acquire additional buildable residential floor area that can be applied to a qualifying receiving site in the same community district, subject to zoning eligibility and required approvals.

These rights are generated through an HPD administered Inclusionary Housing regulatory framework and are supported by HPD documentation confirming the affordable housing floor area that produces the transferable bonus. The development rights can be used to increase allowable residential floor area for a compensated development, improving project yield and supporting stronger overall feasibility.

This opportunity is well suited for developers and long term owners seeking incremental density in a supply constrained market while remaining aligned with Inclusionary Housing program requirements and the applicable City review process.

## DEAL HIGHLIGHTS

- 3,812 ft<sup>2</sup> of Transferable Air Rights Available
- Rare Entitlement in a Supply-Constrained Market
- Unlocks Value for Eligible Receiving Sites

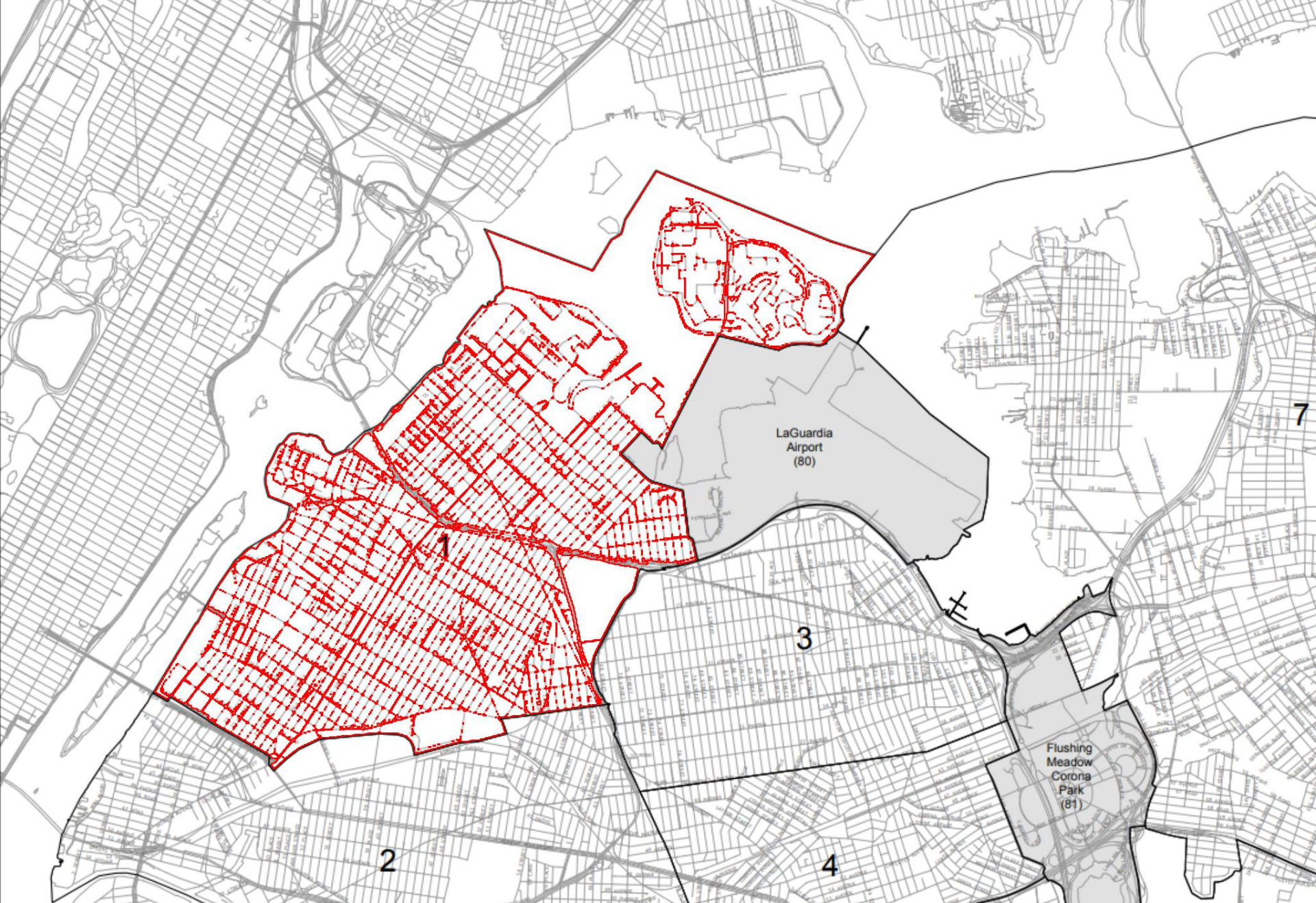


## OFFERING SUMMARY

Sale Price:	\$762,400
Price Per Buildable Ft <sup>2</sup> :	\$200
Air Rights Available:	3,812.81
Community Board:	CB1 in Queens County
Generating Site:	21-11 31 <sup>st</sup> Avenue, Queens, NY 11106
Generating Site Block and Lot:	551/12







# ADVISORY TEAM

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