



**LANDAIR
PROPERTY
ADVISORS**

**CORNER DEVELOPMENT SITE
40' X 93' – R7A, C2-4 (MIH)
18,232 BUILDABLE SQ. FT. MIH**

***168-26 LIBERTY AVENUE, JAMAICA, NY 11433
168-28 LIBERTY AVENUE, JAMAICA, NY 11433***

Presented By:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Presenting 168-26(28) Liberty Avenue: a 3,639 SF corner development site perfectly positioned for a mid-rise residential project. Zoned R7A with a C2-4 commercial overlay, the site supports a maximum of 18,232 BSF through Mandatory Inclusionary Housing (MIH).

Currently utilized as a parking lot, the property will be delivered vacant, allowing developers to break ground immediately. Its location in the Special Downtown Jamaica District ensures long-term value in one of Queens' most active investment submarkets. This is an ideal opportunity to deliver a boutique elevator building with prime retail in a high-traffic, transit-rich location.

PROPERTY HIGHLIGHTS

- ❑ **Strategic Corner Location:** High-visibility 3,639 SF corner lot with superior light/air for residential units and prime ground-floor retail.
- ❑ **18,232 BSF Development Potential:** Zoned R7A/C2-4 (Special DJ District) with a 5.01 FAR via Mandatory Inclusionary Housing (MIH).
- ❑ **Shovel-Ready Site:** Delivered vacant as a parking lot; eliminates demolition costs, tenant relocation, and environmental delays.
- ❑ **No Parking Mandates:** Leverages "City of Yes" zoning to eliminate parking requirements, maximizing building efficiency and net leasable area.
- ❑ **Jamaica Neighborhood Plan:** Ideally positioned within a high-growth corridor targeted for significant transit and infrastructure investment



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	3639
Zoning District:	R7A, C2-4, DJ
Universal Affordability Preference BSF (FAR:5.01):	18,232
Commercial BSF:	7,278
Corner/Midblock:	Corner
Street Frontage:	40.00 ft
Tenancy:	Vacant
Price Per Buildable S.F (MIH):	\$98



PROPERTY DETAILS

PROPERTY INFORMATION

Address	168-28 Liberty Avenue	168-26 Liberty Avenue
Area	Jamaica	Jamaica
Block/Lot	10222/0010	10222/0009
Lot Dimensions	20 x 95	20 x 91
Lot Sq. Ft.	1,866	1,773

BUILDING INFORMATION

Building Type	Vacant Lot	Vacant Lot
Building Sq. Ft.	-	-
Total Units	-	-

NYC FINANCIAL INFORMATION

Assessed Value	\$53,550.	\$51,030.
Tax Rate	10.848%	10.848%
Gross Taxes	\$5809.12	\$5,535.76

ZONING INFORMATION

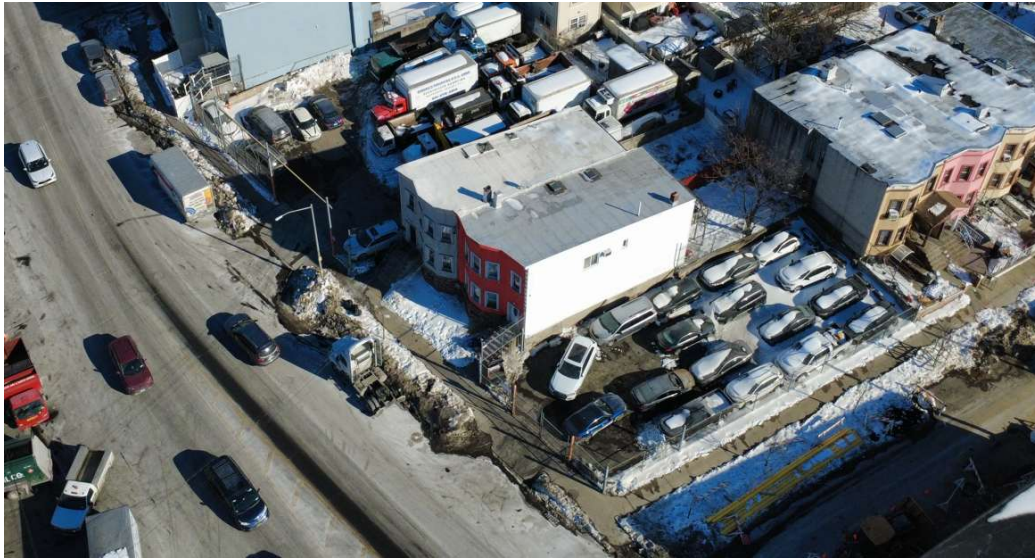
Zoning District	R7A, C2-4, DJ	R7A, C2-4, DJ
Base Floor Area Ratio (FAR)	4.0	4.0
Residential Buildable Sq. Ft.	7,464	7,092
Commercial FAR	2	2
Commercial Buildable Sq. Ft.	3732	3,546
UAP FAR	5.01	5.01
UAP Buildable Sq. Ft.	9,349	8,883
Community Facility FAR	4	4
Community Facility Buildable Sq. Ft.	7,464	7,092
Industrial FAR	-	-
Industrial Buildable Sq. Ft.	-	-



Zoning and Land Use Map (Zola)



PROPERTY PHOTOS



ADVISORY TEAM



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