



**LANDAIR
ADVISORS**

BLOCK-THROUGH DEVELOPMENT SITE

24,280 ZFA

78-14 46TH AVENUE, ELMHURST, NY

Presented By:

Alexandre Goulet

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

Partner

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors has been retained as exclusive agent for the sale of 78-14 46th Avenue, a rare through-block development site situated just two blocks from the Queens Boulevard corridor. The 12,140 SF lot is zoned R6B, unlocking up to 24,280 BSF of residential construction, nearly nine times the footprint of the 2,760 SF structure standing on the site today.

Wide and unobstructed with double-street frontage, the site offers a developer flexible massing options rarely available on a standard midblock parcel. Its Elmhurst location provides excellent transit access and sits within proximity to the retail, dining, and commercial density in one of Queens' most active development corridors.

Combining a wide, unobstructed through-block lot, strong transit access, and unmatched proximity to Queens Boulevard, 78-14 46th Avenue is an exceptionally well-positioned opportunity for a strong buyer.

PROPERTY HIGHLIGHTS

- Rare block-through site, with double-street frontage
- 12,140 SF Lot, Zoned R6B
- 24,280 residential BSF, unlocking a rare assemblage free development opportunity
- Two blocks from Queens Boulevard, and the Prime Elmhurst corridor



Suggested Asking Price: **\$5,350,000**

Lot Size:	12,140
Zoning District	R6B
Residential BSF:	24,280
Price Per Buildable S.F.	\$220
Corner/Midblock:	Block-through
Street Frontage:	80.00 ft
Tenancy:	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

Address	78-14 46th Avenue
Area	Elmhurst
Block/Lot	1531/28
Lot Dimensions	80x151
Lot Sq. Ft.	12,140

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	2,760
Total Units	4

NYC FINANCIAL INFORMATION

Assessed Value	\$237,804
Tax Rate	12.439%
Gross Taxes	\$29,580

ZONING INFORMATION

Zoning District	R6B
Base Floor Area Ratio (FAR)	2
Residential Buildable Sq. Ft.	24,280
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	2.4
UAP Buildable Sq. Ft.	29,136
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	24,280
Industrial FAR	-
Industrial Buildable Sq. Ft.	-





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