

Nemet Portfolio - Site "A", Jamaica Queens, NY 11432



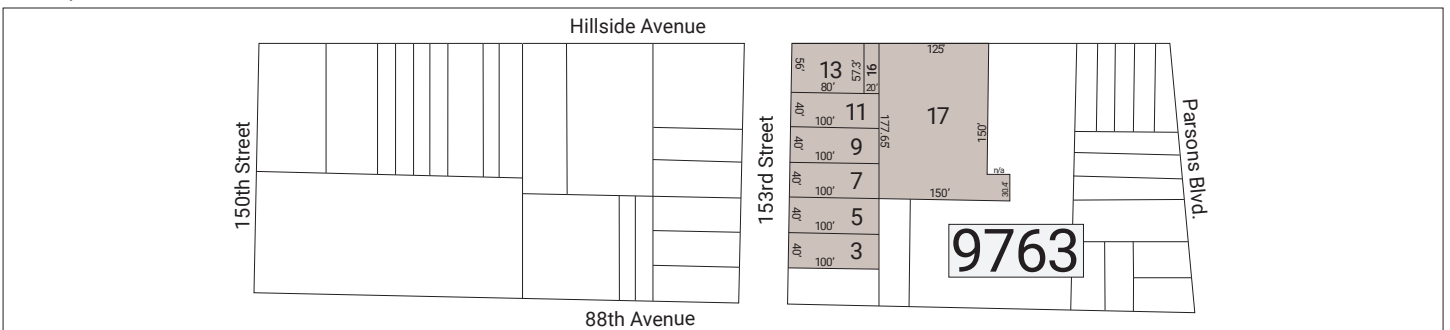
Executive Summary

Bridge Property Advisors has been exclusively retained to market for sale or lease the Nemet Auto Portfolio Site "A", an approximately 224,500 buildable square foot development site on the border of Briarwood & Jamaica, Queens. Located on the corner of Hillside Avenue and 153rd Street, 153-02-12 Hillside Avenue ("Site A") is a corner site with a footprint of approximately 48,804 square feet. The site presents a prime opportunity to develop a large scale, full service amenitized mixed-use building. It is currently improved by a 21,475 SF car sales and service building. The site will be delivered vacant. Also available are the Nemet Auto properties across Hillside Avenue (Site "B"), for additional development opportunities. Please inquire for those details.

Building/Site Information

Address:	153-02-12 Hillside Avenue
Location:	Btwn 153rd St. & Parsons Blvd.
Block:	9763
Lots:	3,5,7,9,11,13,16,17
Street Frontage:	451'
Lot Size:	48,804 SF
Zoning:	R7A, C2-3, C1-2, DJ
Residential FAR:	4.6 w/ IH Bonus
Buildable SF:	224,498 SF
Combined Taxes (18/19):	\$200,692

Tax Map



Asking Price: \$23,000,000

For more information, please contact:

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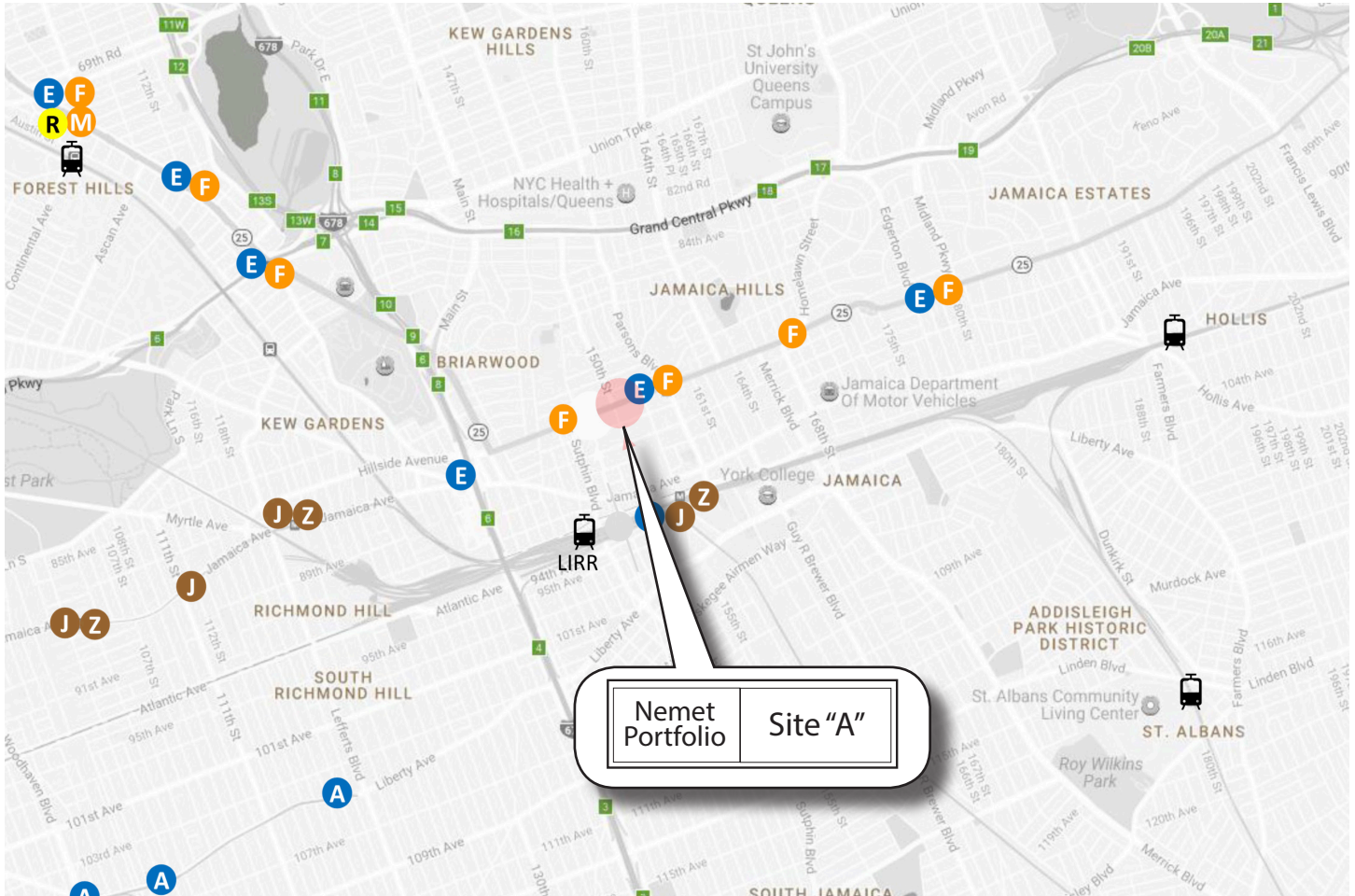
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Neighborhood Map



Investment Highlights

- Opportunity to develop a fully amenitized residential building with parking and retail services.
- Ideally positioned directly above the Parsons Boulevard "F" subway station.
- 30-minutes to Midtown and 5 minutes to Kew Gardens via the "F" train.
- Walking distance to Jamaica Station Plaza with access to "E", "J" & "Z" subway lines, LIRR Train Station and Jamaica AirTrain.
- One block away from the Moda (153-30 89th Ave), a 346-unit mixed-income, full-service building built by the Dermot Co. in 2012.
- Across the street from Chetrit Group's Parkhill City – a 57-unit luxury rental building built in 2017.
- One block away from Rufus King Park and the King Manor Museum.

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