



26-27
JACKSON AVENUE

LONG ISLAND CITY, NY 11101

BRIDGE
PROPERTY ADVISORS

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Special Environmental Statement. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Bridge does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. This work is to be done solely at the expense of the prospective purchaser.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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- EXCLUSIVE OFFERING MEMORANDUM -

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ASKING PRICE
\$6,000,000

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EXECUTIVE SUMMARY

THE OPPORTUNITY

Bridge Property Advisors has been exclusively retained to arrange the sale or long-term lease of **26-27 Jackson Avenue (the "Property" or "Site")**, a corner redevelopment opportunity in the highly sought after Long Island City neighborhood. The Property currently consists of a two-story, 4,000 square foot industrial building that will be delivered vacant. The existing asset could lend itself well to an end-user seeking a standalone boutique building in this location. The 2,000 square foot (20' x 100') corner lot, is zoned M1-6/R10 and allows for a total of approximately 24,000 buildable square feet for residential or mixed-use development.

The Property is ideally located on the corner of Jackson and 43rd Avenue in the heart of Long Island City, along Jackson Avenue's buzzing retail and on the same block as Rockrose's 51-story, residential tower - Hayden. Long Island City has seen a spur of new developments in recent years and continues to set all-time pricing records for land sales, residential condominium sales and residential rents in Queens.

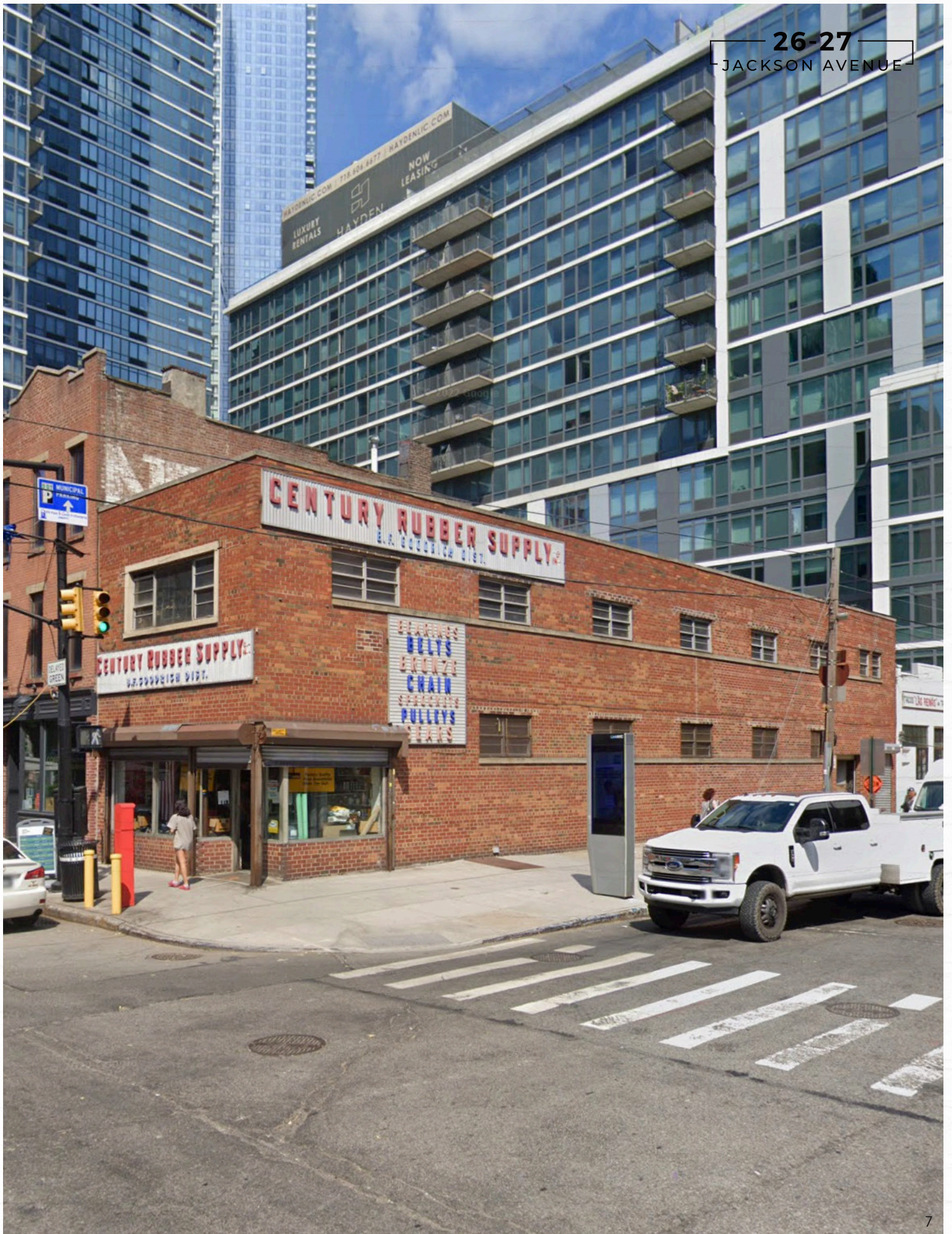
26-27 Jackson Avenue is conveniently located within walking distance to the E, F, R, G and 7 subway lines at Queens Plaza and Court Square. Coupled with easy access to the Queensboro Bridge, Queens Midtown Tunnel and Long Island Expressway, the location provides seamless travel to and from Midtown Manhattan, as well as accessibility to other parts of Queens, Brooklyn and Long Island.

This offering presents the unique opportunity to develop a corner, boutique mixed-use residential rental or condominium building or for a high-end retailer or restaurant to use the existing building that wants to have a standalone building in one of the fastest growing neighborhoods in New York City.

PROPERTY INFORMATION

Address	26-27 Jackson Avenue Long Island City, Queens, NY
Block_Lot	433_1
Stories	2
Building SF	4,000
Lot Size	2,000
Lot Dimensions	20' x 100'
Zoning	M1-6/R10, LIC
FAR	12*
Buildable SF	24,000
Assessment (23/24)	\$183,600
Tax Rate (Class 4)	10.592%
Taxes (23/24)	\$19,447

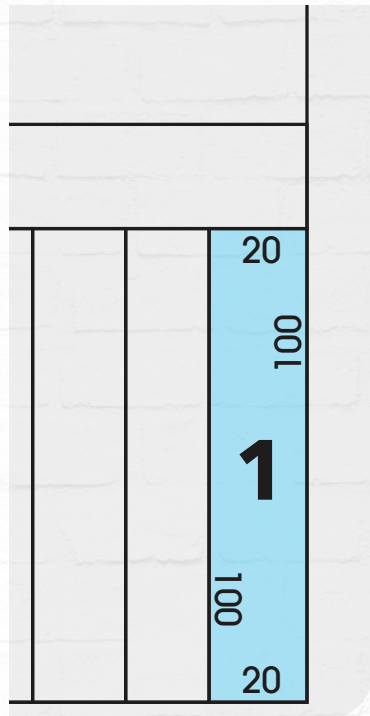
* FAR with Inclusionary Housing



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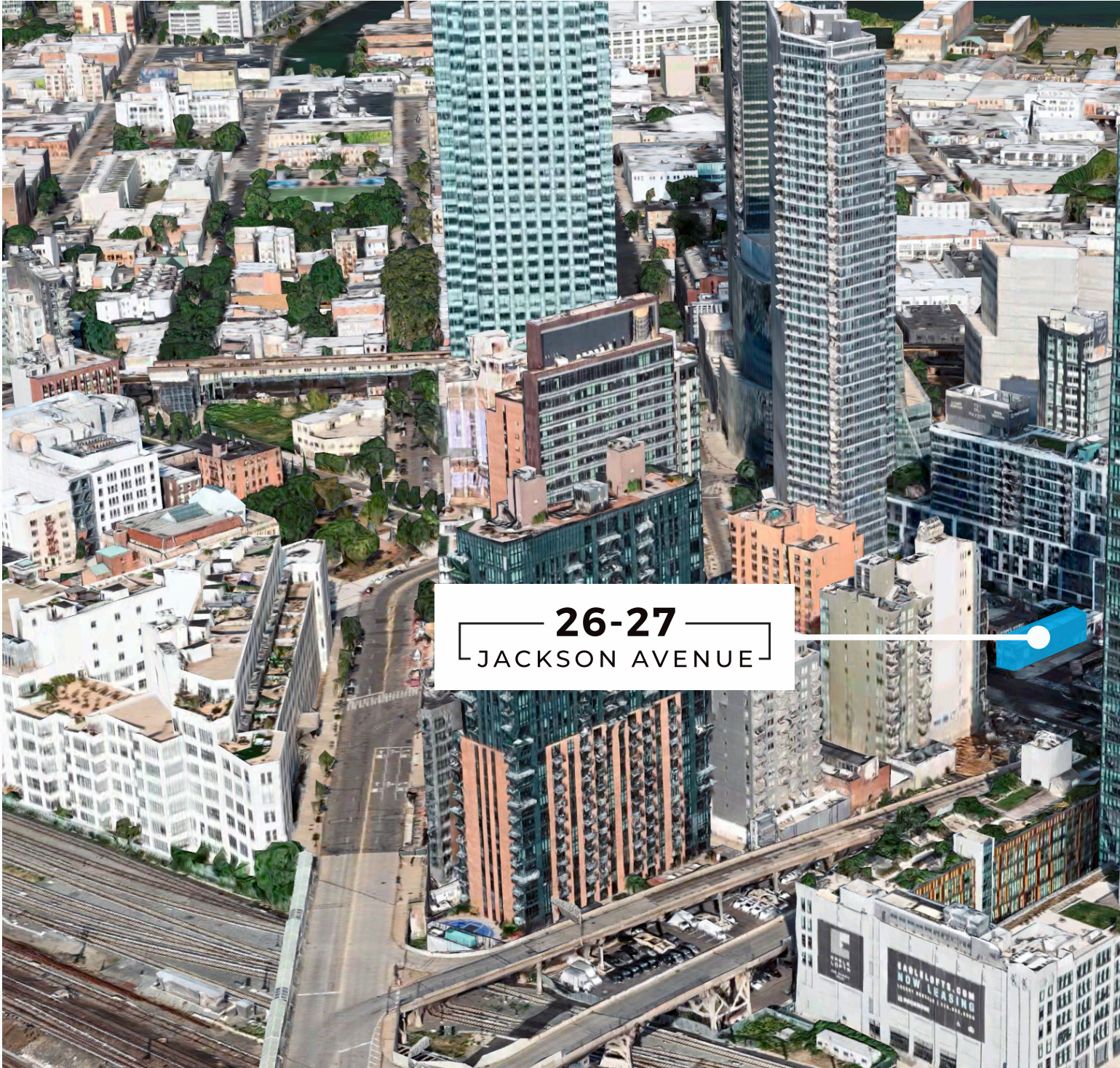


TAX MAP



26-27
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LOCATION OVERVIEW



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TRANSPORTATION

LOCAL TRANSPORTATION

- 4 minute walk to the **E**, **F** and **R** subway lines via the Queens Plaza station at Jackson Avenue and Queens Plaza
- 3 minute walk to the **G** and **7** subway lines via the Court Square Station at 23rd Street and 45th Road
- 1 block away from Citi Bike Station at 27th Street & Hunter Street.



The area is also serviced by the Q18, Q19, Q102 and Q103 bus lines.

Proximity to the Long Island Expressway, Queens Boulevard, Northern Boulevard, the Queensboro Bridge, Queens Midtown Tunnel, providing convenient access to other parts of Queens, Brooklyn, Manhattan and Long Island.

NEIGHBORHOOD OVERVIEW

LONG ISLAND CITY

Located just across the East River from Manhattan and the Newtown Creek from Greenpoint, Brooklyn, Long Island City stands as a vibrant and rapidly evolving neighborhood in Queens. Renowned for its blend of industrial heritage and contemporary flair, Long Island City has become a hotbed for innovation, culture, and urban living.

LONG ISLAND CITY DEVELOPMENT

In recent years, Long Island City has undergone a remarkable transformation with an estimated \$3.5 billion in private investment pouring into the area. This influx of capital has fueled the transformation of former industrial sites into sleek residential towers, mixed-use developments, and state-of-the-art office spaces, catering to the diverse needs of modern urban dwellers and businesses alike.

LONG ISLAND CITY TRANSPORTATION

In addition, Long Island City offers unparalleled transportation infrastructure, with easy access to multiple subway lines, bus routes, and ferry services, ensuring seamless connectivity to Manhattan and beyond. This accessibility not only attracts a diverse community of residents, but also positions it as a prime location for businesses seeking a strategic foothold in the heart of New York City.

LIC remains opportunistic for investors and developers seeking to capitalize on the strong residential market, growing retail and office sectors and strong absorption of new supply of inventory.

CORPORATE PRESENCE & OFFICE TENANTS



INDUSTRIAL TENANTS





MEDICAL & ACADEMIC INSTITUTIONS



ART INSTITUTIONS



LONG ISLAND CITY
PARTNERSHIP PLANS
EXPANSION DEEPER
INTO QUEENS ON
JACKSON AVENUE

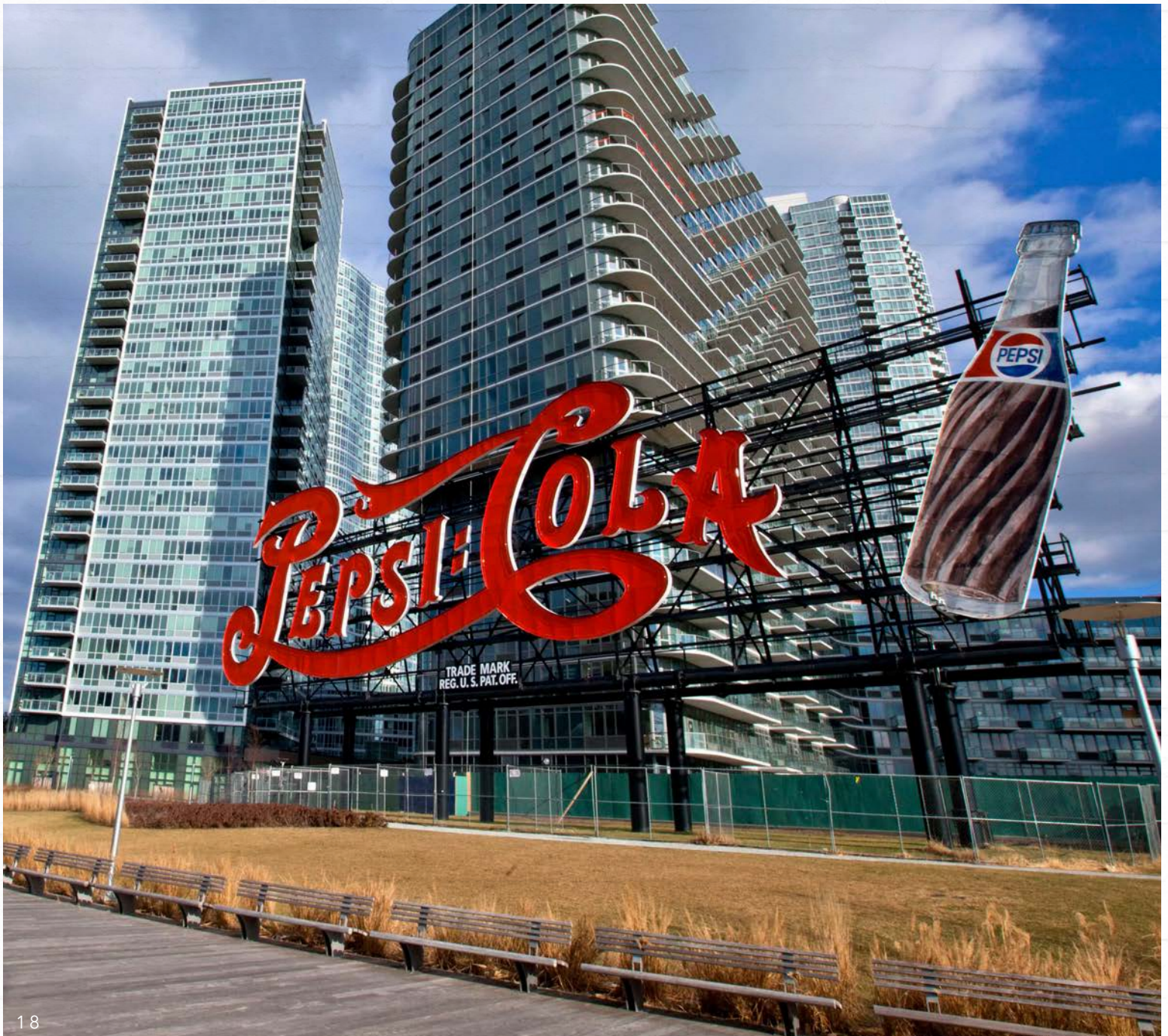




ARTS, CULTURE & INNOVATION

LONG ISLAND CITY CULTURE

LIC is emerging as a hub for art, technology, and entrepreneurship with a growing number of tech companies, co-working spaces, and creative studios establishing a presence in the area. The neighborhood boasts a thriving arts scene, with numerous galleries, studios, and cultural institutions contributing to its creative energy. Additionally, Long Island City is home to a diverse array of dining options, ranging from trendy cafes, bars and eateries to Michelin-starred restaurants.



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JACKSON AVENUE RETAIL LEASE COMPARABLES

Date	Address	Floor	SF	Rent PPSF	Services	Use	Term	Tenant
Aug-22	24-29 Jackson Ave	1st	6,500	\$75	NNN	Retail	5 yrs	Teso Life
Feb-22	26-26 Jackson Ave	1st	2,700	\$120	MG	Medical	10 yrs	Chai Urgent Care
Oct-21	28-01 Jackson Ave	1st	1,382	\$80	MG	Retail	10 yrs	Spot Dessert Bar
Dec-18	27-35 Jackson Ave	1st	2,000	\$75	IG	Office/Retail	-	Paris Baguette
Mar-17	26-20 Jackson Ave	1st	1,569	\$84	MG	Retail	10 yrs	City View Cleaners
Dec-16	24-20 Jackson Ave	1st	1,200	\$122	MG	Retail	10 yrs	Kousiaris Kousiaris
			Average	\$88				

LONG ISLAND CITY IS
HOME TO A DIVERSE
ARRAY OF DINING
OPTIONS, RANGING
FROM TRENDY CAFES,
BARS AND EATERIES
TO MICHELIN-STARRED
RESTAURANTS.

RESIDENTIAL COMPARABLES

NEW DEVELOPMENT RESIDENTIAL RENTAL COMPARABLES

#	1	2	3
Address	42-43 27th Street	10-44 Jackson Avenue	25-10 38th Avenue
Building Name	-	-	-
Neighborhood	Hunters Point	Hunters Point	LIC
Developer	"	Xi Zhao"	Zib Zicherman"
Year Built	2016	2015	2015
Floors	6	6	7
Units	8	10	19
Average Unit SF	641	758	522
Average Rent	\$3,111	\$2,676	\$2,479
Average PPSF	\$62	\$57	\$59

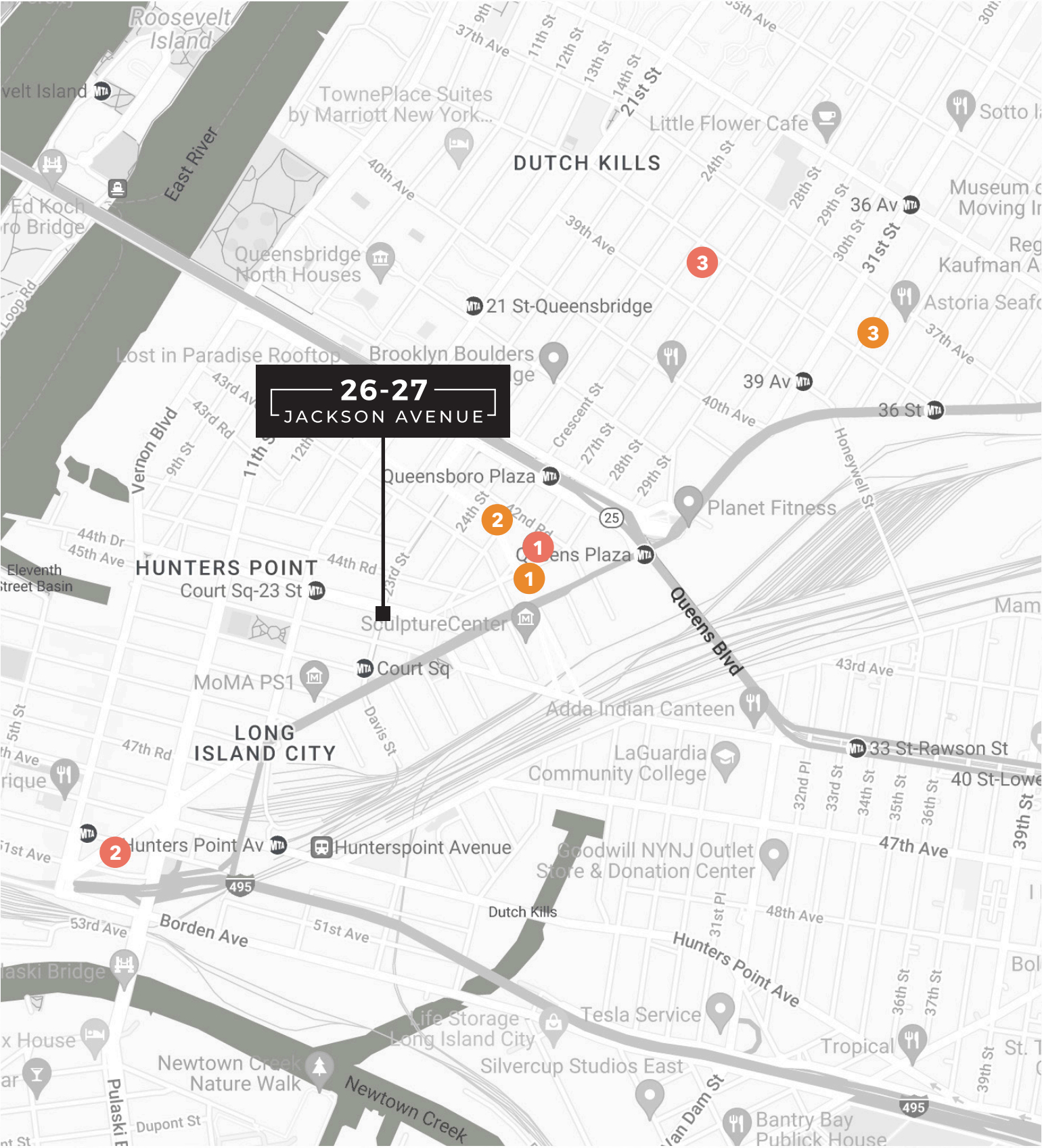
NEW DEVELOPMENT RESIDENTIAL CONDOMINIUM COMPARABLES

#	1	2	3
Address	42-83 Hunter Street	42-44 Crescent Street	37-29 32nd Street
Building Name	Canvas	The Flow House	The Sunswick
Neighborhood	Hunters Point	Hunters Point	LIC
Developer	Lions Group	Andy Ho	37-29 32nd Street LLC
Year Built	2017	2020	2021
Floors	8	8	6
Units	14	12	10
Average Unit SF	706	669	969
Average Price	\$790,080	\$825,642	\$1,008,579
Average PPSF	\$1,125	\$1,238	\$1,118

● Residential Rentals ● Residential Condominiums



RESIDENTIAL COMPARABLES MAP



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