126-12 34TH AVENUE
QUEENS, NEW YORK 11368

34,400 BUILDABLE SQUARE FOOT MIXED-USE DEVELOPMENT SITE FOR SALE

Development Potential

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size:</td>
<td>10,000 S.F.</td>
</tr>
<tr>
<td>Lot Dimensions:</td>
<td>100’ x 100’</td>
</tr>
<tr>
<td>As-of-Right Zoning:</td>
<td>C4-4/WP</td>
</tr>
<tr>
<td>As-of-Right Buildable Square Footage for Residential or Mixed Use Development: FAR - 3.44</td>
<td>33,440 B.S.F.</td>
</tr>
</tbody>
</table>

*All measurements are approximate, please see next page for more property information.

FOR MORE INFO CONTACT

CHRIS MAKOS
Director of Sales
347-599-2907
Chrism@ModernSpacesNYC.com

MODERNSPACESNYC.COM/COMMERCIAL
Located within the Willets Point Redevelopment Zone, the subject property is a 10,000 square foot lot currently occupied by a 9,500 square foot 1.25 story commercial building. This is a unique opportunity for an investor to be part of the planned multi-phased redevelopment that will transform the entire Willets Point area. The plan includes appx. 10 million square feet of mixed-income housing, retail and entertainment amenities, public open space, community facilities, a hotel, and a convention center, that will make Willets Point into New York City’s next great neighborhood. The Willets Point Redevelopment will be a major engine for economic growth for New York City, generate local employment and business opportunities, and improve the overall quality of life for local residents.

Block: 1822
Lot: 05
Lot Size: 10,000 Sq. Ft.
Existing Structure: 9,500 Sq. Ft.
Buildable Sq. Ft.: 34,440
Lot Dimensions: 100’ x 100’
Total Taxes (15/16): $49,965
Street Frontage: 100’

For More Info Contact

Chris Makos
Director of Sales
347-599-2907
Chrism@ModernSpacesNYC.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. The prospective buyer should carefully verify all information herein.
126-12 34TH AVENUE
QUEENS, NEW YORK 11368

34,400 BUILDABLE SQUARE FOOT MIXED-USE DEVELOPMENT SITE FOR SALE

WILLET'S POINT REDEVELOPMENT

All area development information sourced from The Department of Buildings. For a more in-depth study of developments in the immediate area around 126-12 34th Ave., please contact chrism@modernspacesnyc.com