



FOR SALE

MIXED-USE DEVELOPMENT SITE ~22,000 BSF

Fully-Approved Plans with Approved ICAP Abatement & 421-A Eligibility
36-33 31st Street, Long Island City NY 11106

Property Features

600 / 12
Block / Lot

East side of 31st Street between 36th and 37th Avenues

Location
50' x 116' approx
Lot Dimensions

5,642 approx
Lot Square Footage

M1-2/R6A/R5B
Zoning

\$6,210
R.E. Taxes (16/17)

APPROVED PLANS

21,258 approx
Gross Square Footage

22 One-Bedrooms
Residential Units

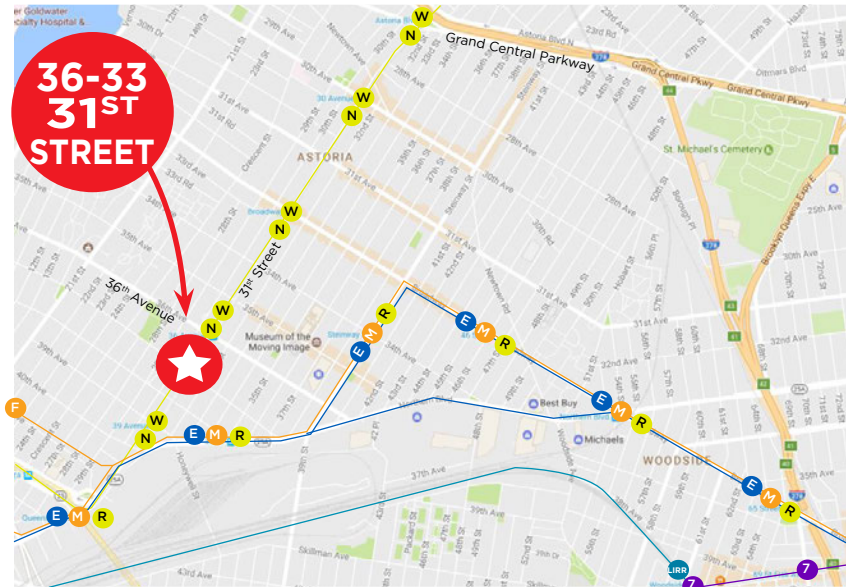
4,351.04 approx
Commercial Square Footage

7 (plus cellar)
Stories

12
On-Site Parking Spaces

Yes
ICAP Abatement Eligibility

Yes
421-A Abatement Eligibility



Property Highlights

Cushman & Wakefield has been retained on an exclusive basis for the sale of 36-33 31st Street, a shovel-ready mixed-use development site in Long Island City, Queens. The site offers a total of approximately 22,000 buildable square feet with fully-approved plans, approved ICAP tax abatement, and 421-A tax abatement eligibility. It lies within zoning districts M1-2 / R6A / R5B allowing for mixed-use development.

The approved plans allow a seven-story building with below-grade parking, ground floor retail, and six floors of residential apartments totaling 22 one-bedroom units. 36-33 31 Street is conveniently located in proximity of seven MTA subway lines (N,W,F,7,E,M,R) as well as the LIRR. This site is a great opportunity for a developer to capitalize on the growing demand for residential units in the Long Island City area.

Approved plans are available upon request. All property inspections are to be done by appointment only. Please inquire within.

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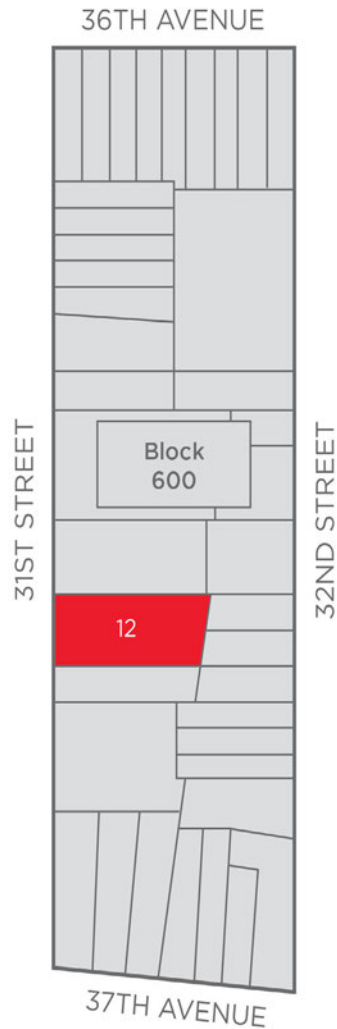
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PROPERTY TAX MAP



PROPERTY RENDERING



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