



# Beach 115<sup>th</sup> Street Assemblage

## Rockaway Park, Queens

+/- 101,127 BUILDABLE SQUARE FEET

FOR SALE

NEW TO MARKET



## Submit All Offers

### Property Information

Address:	115-05 Rockaway Beach Blvd, 165-187 Beach 115 <sup>th</sup> Street
Block / Lots:	16188 / 8, 12, 15, 17, 19, 21, 23
Total Lot Area:	32,395 SF (approx.)
Zoning:	R7A / C1-3 & R5B / C1-3
FAR:	4.00
Total Buildable SF:	101,127 SF (approx.)
Proposed Use:	Residential, Retail, Mixed-Use Development
Current Use:	3 - SRO's (Single Room Occupancy) 4 - Vacant Lots
RE Taxes (15/16):	\$54,681 (approx.)

### Development Summary

Cushman & Wakefield has been exclusively retained to arrange the sale of seven (7) contiguous lots offering a 366' wide development site located on the west side of Beach 115th Street, between Rockaway Beach Boulevard and Ocean Promenade (Boardwalk) Rockaway Park, Queens. The site is comprised of three (3) SRO's and four (4) vacant lots. The assemblage has a total footprint of approximately 32,395 square feet and is situated within an R7A/C1-3 zoning and R5B/C1-3 zoning districts, allowing for a maximum buildable square footage of approximately 101,127 square feet, as of right. The site offers a significant mixed-use, retail and/or residential development opportunity in the heart of Rockaway Park's retail and beach district. Since the opening of The Boardwalk, tourists and locals have been drawn to the area thanks to its incredible beaches and surf conditions. The subway line is less than one block north on Beach 116th Street, which offers a connection to the Far Rockaway Long Island Railroad.

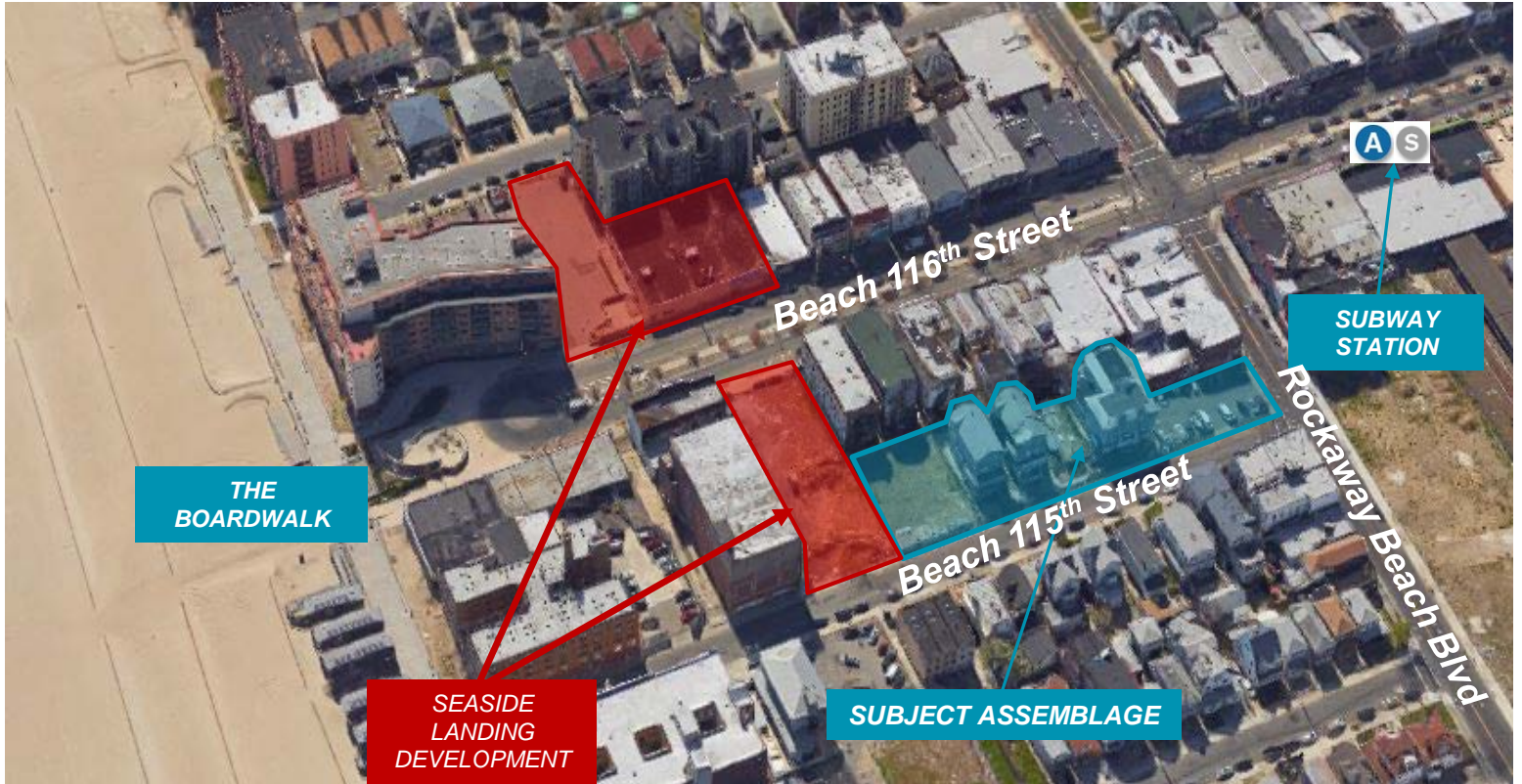
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## Birds Eye View



## Tax Maps

Block: 16188 Lot: 8, 12, 15, 17, 19, 21, 23



## Beach 116th Street Makeover In the Works



On August 11, 2016, The Rockaway Times published an article about the plans The Marcal Group, a Brooklyn based firm, put forward which will transform the west ends main thoroughfare. Mark Caller, the principle partner of The Marcal Group plans to develop, Seaside Landing, a complex of four buildings, each 9 stories high, from Beach 115th to Beach 117th offering 240,000 SF of residential development with 23,000 feet of prime retail.

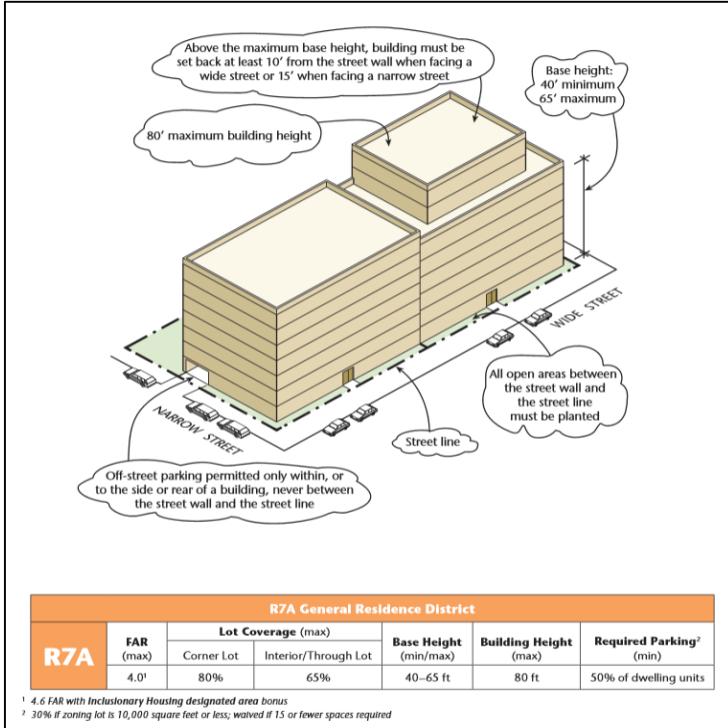
The site on the west side of Beach 116th Street was acquired directly from ownership on December 1, 2015. The site on the east side of Beach 116th Street block through to Beach 115th Street was sold by Cushman & Wakefield's investment sales broker Daniel Abbondandolo in July, 2016.

The Marcal Group's presentation made it clear, "The combination of retail space with market-rate residential units will have a stabilizing effect on the general area. It will attract upscale national retail chains, thereby drawing more traffic to the existing retail of Beach 116th and will reduce neighborhood transience by attracting the young and family-oriented."

Other new developments are in the works as well. The upper floors of Roger's Irish bar are currently being renovated for a boutique hotel with a rooftop dining area. The diner will be a physical therapy center and a brick oven pizza restaurant that was once PJ Curran's bar, and the 99 Cent Store is being subdivided into three new rental spaces.

For the full article, please see; [116th Street Makeover](#)

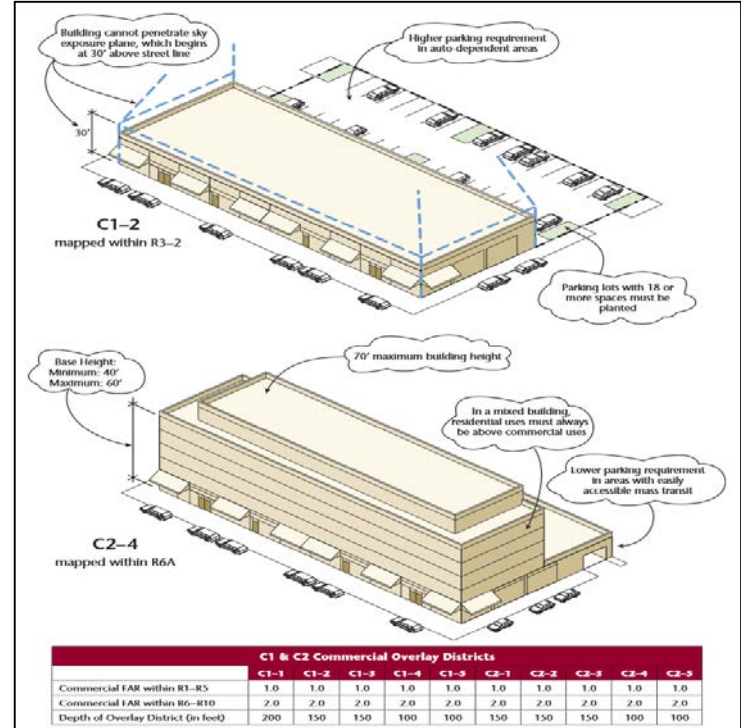
## Zoning Information - R7A



The contextual Quality Housing regulations, which are mandatory in R7A districts, typically produce high lot coverage, seven- and eight-story apartment buildings, blending with existing buildings in many established neighborhoods. R7A districts are mapped along Prospect Park South and Ocean Parkway in Brooklyn, Jackson Heights in Queens, and in Harlem and along the avenues in the East Village in Manhattan.

The floor area ratio (FAR) in R7A districts is 4.0. Above a base height of 40 to 65 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum height of 80 feet. In order to preserve the traditional streetscape, the street wall of a new building can be no closer to the street line, than any building within 150 feet on the same block, but need not be farther than 15 feet. Buildings must have interior amenities for the residents pursuant to the Quality Housing Program. Off-street parking is not allowed in front of a building. Parking is required for 50% of all dwelling units.

## Zoning Information - C1-3



C1-1 through C1-5 and C2-1 through C2-5 districts are commercial overlays mapped within residence districts. Mapped along streets that serve local retail needs, they are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services.

In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio (FAR) is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules. Overlay districts differ from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. Unless otherwise indicated on the zoning maps, the depth of overlay districts ranges from 100 to 200 feet.

Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking is required in C1-5 districts, which are well served by mass transit.