

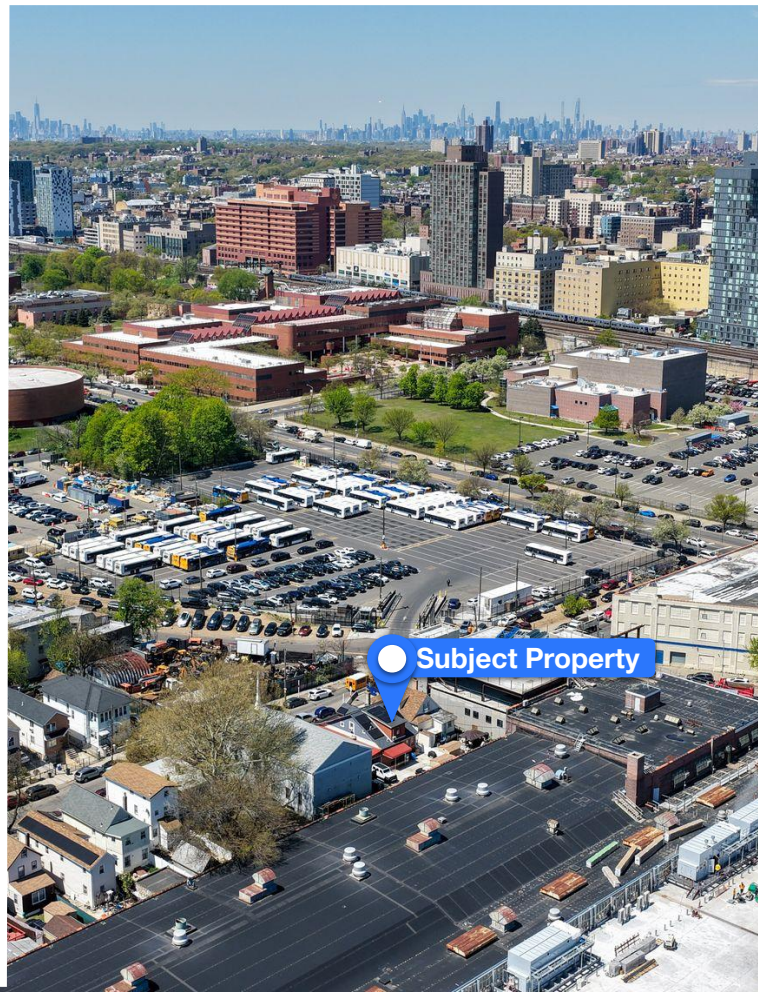
104-15 JAMAICA AVE

Jamaica, NY 11433



MATTHEWS™

Recent Rezoning | Development Opportunity | Offering Memorandum



THE OPPORTUNITY

\$2,250,000 (\$90/Buildable SF)

Asking Price

Development Site

Product Type

50' x 100'

Lot Dimensions

±5,000SF

Lot SF

R7A

Zoning

5.0

FAR

±25,000 SF

Buildable SF

MIH Options 1, 2 & 3

MIH Options

\$4,436

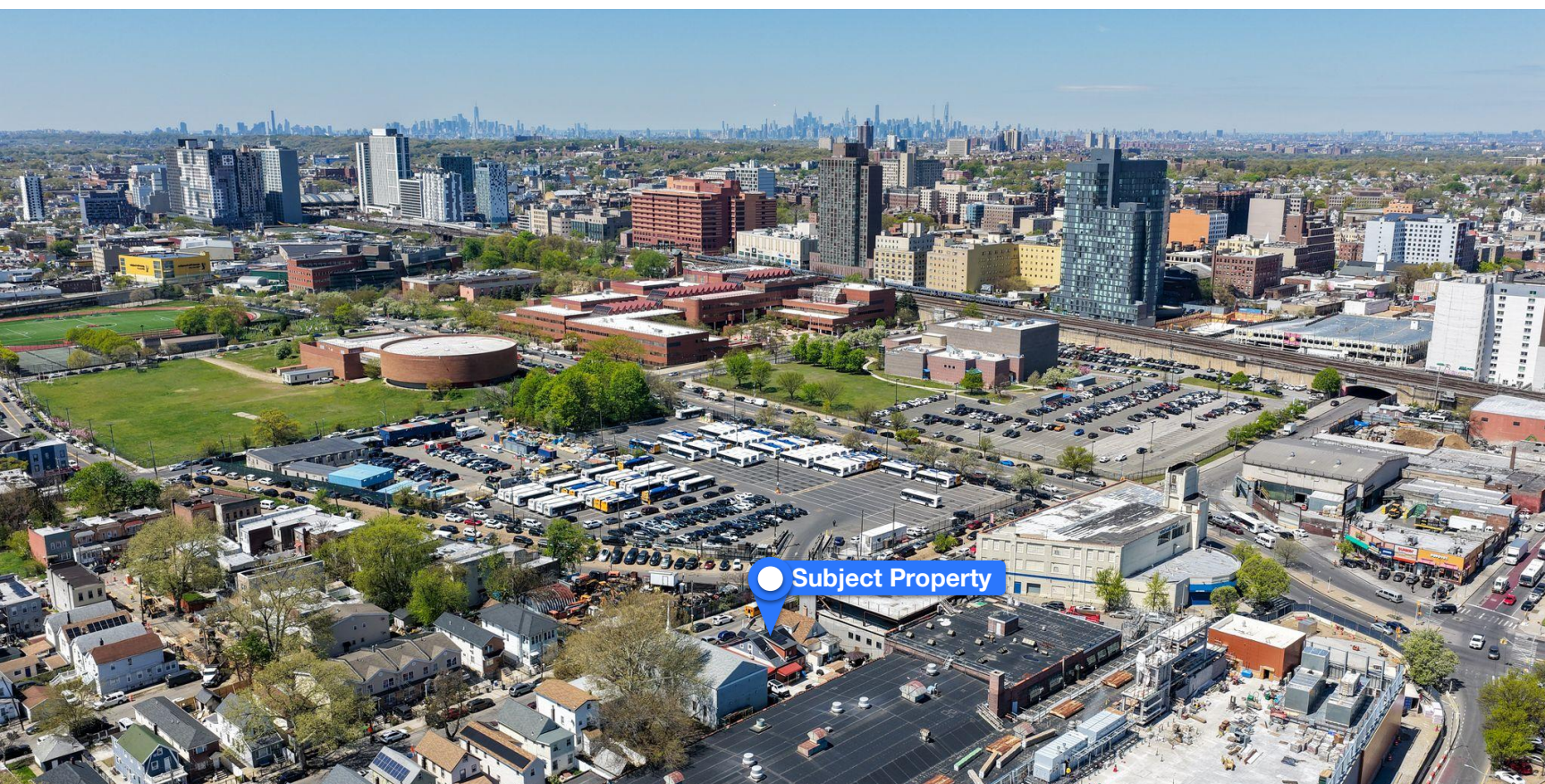
Real Estate Taxes



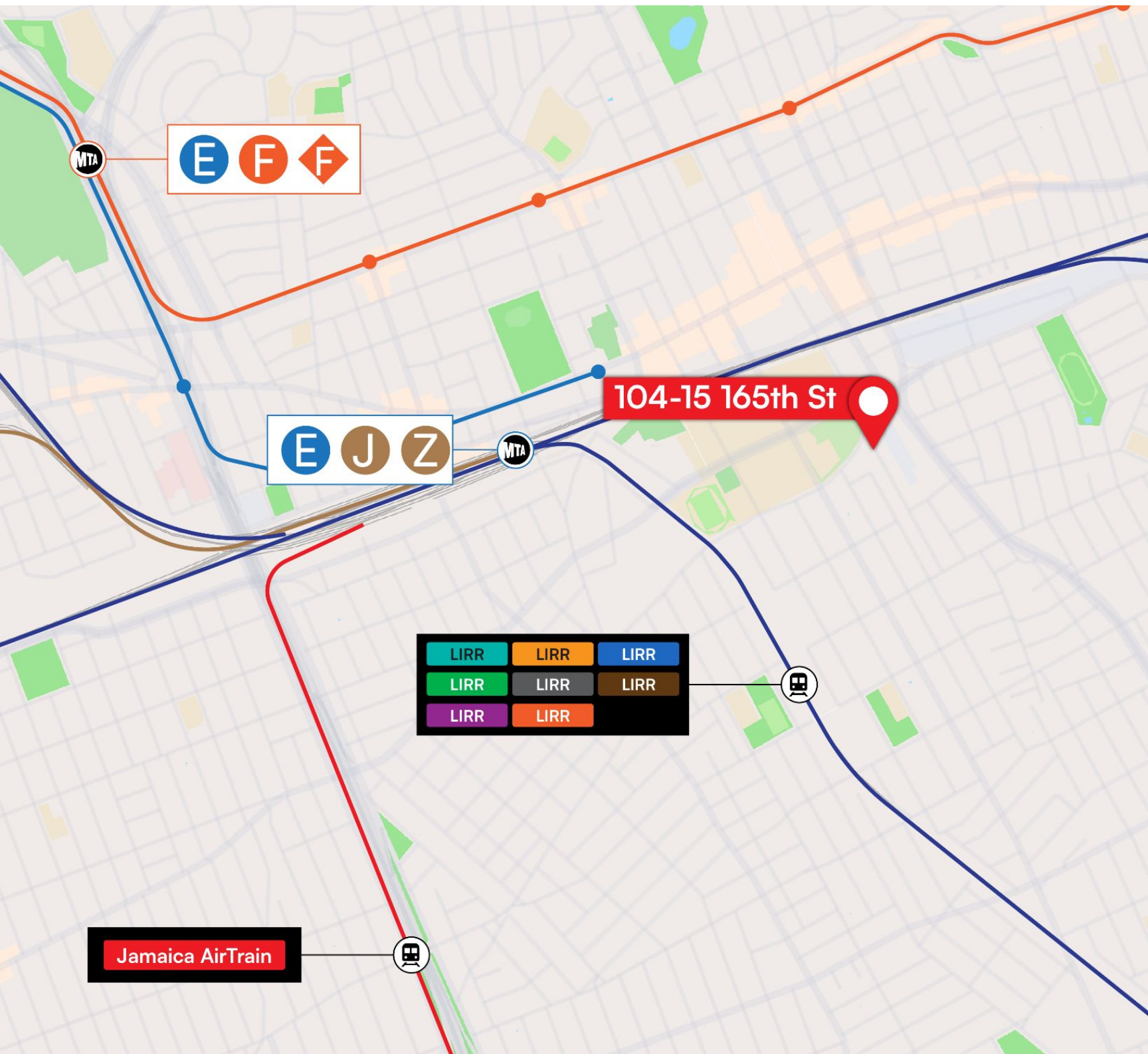
PROPERTY OVERVIEW

Investment Highlights

- **Jamaica Neighborhood Plan Rezoning:** This site was part of the recent Jamaica Neighborhood Plan rezoning, upzoning the parcel to R7A with a 5.0 FAR — unlocking 25,000 buildable SF.
- **Density:** With 25,000 buildable SF on a standard 50' x 100' lot, the rezoning delivers an exceptional yield for a mid-rise residential development in one of Queens' most active development corridors.
- **MIH Flexibility:** The site qualifies for MIH Options 1, 2, and 3, offering a developer maximum flexibility in structuring their affordable housing obligation.
- **Infrastructure Investment:** The property's location in Jamaica positions it to benefit from significant public and private infrastructure investment as a result of the recent rezoning.
- **Commercial Corridor Proximity:** The site is two blocks from the intersection of Merrick Boulevard and Liberty Avenue, one of Southeast Queens' most active commercial corridors, providing future residents will have immediate walkable access to retail, dining, services, and community amenities — a key driver of residential.



TAX & TRANSPORTATION MAPS



| NEIGHBORHOOD OVERVIEW



JAMAICA, QUEENS

Jamaica, Queens, located in central Queens, is a dynamic and evolving mixed-use submarket within New York City, combining elements of industrial, commercial, and transit-oriented activity. While it is not as heavily dominated by large-scale logistics as areas immediately surrounding JFK Airport, Jamaica's strategic position offers strong connectivity to key corridors including the Van Wyck Expressway, Grand Central Parkway, and Jamaica Avenue, making it highly functional for businesses serving both local and citywide markets.

The area is defined by a diverse building stock that includes light industrial spaces, storage facilities, auto-related uses, and small-scale distribution operations, alongside a growing presence of mixed-use and institutional developments. Properties are typically low- to mid-rise with flexible layouts, appealing to owner-operators, service businesses, and last-mile users seeking accessible space at more moderate price points compared to airport-adjacent submarkets.

Jamaica benefits significantly from its proximity to dense residential neighborhoods throughout central and southeastern Queens, providing a deep labor pool and steady demand for service-oriented and trade businesses. The presence of major transit infrastructure, including the Long Island Rail Road hub and multiple subway lines, further enhances workforce accessibility and business viability. Limited industrial supply, coupled with ongoing redevelopment pressure, continues to support stable occupancy levels and sustained competition for well-located properties.

With its central location, extensive transportation network, and diverse base of commercial and light industrial users, Jamaica remains a practical and increasingly attractive option for businesses seeking functional, well-connected, and relatively affordable space within the Queens market.

DOB OVERVIEW

NYC Department of Buildings Property Profile Overview

104-15 165 STREET		QUEENS 11433		BIN# 4216413	
165 STREET	104-15 - 104-15	Health Area	: 3400	Tax Block	: 10164
		Census Tract	: 254.02	Tax Lot	: 38
		Community Board	: 412	Condo	: NO
		<u>Buildings on Lot</u>	: 2	Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s):	TUSKEGEE AIRMEN WAY, 107 AVENUE		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	HAZMAT	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
LL 158/17 Pro Cert Restriction until:	04/16/2027		
LL 158/17 Enhanced Civil Penalties:	Yes		
Additional BINs for Building:	NONE		
Additional Designation(s):	JAM - JAMAICA PLAN AREA MS4 - MS4 AREA		
HPD Multiple Dwelling:	No		
Number of Dwelling Units:	1		

Special District: DJ - DOWNTOWN JAMAICA

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: A9-1 FAMILY DWELLING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	2	0	Electrical Applications
Violations-DOB	1	1	Permits In-Process / Issued
Violations-OATH/ECB	3	3	Illuminated Signs Annual Permits
This property has 2 open OATH/ECB "Work Without A Permit" Violations and may be subject to DOB civil penalties upon application for a permit. After obtaining the permit, a certificate of correction must be filed on the ECB violations.			
Jobs/Filings	1		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	1		Facades
Actions	2		Marquee Annual Permits
			Boiler Records
			DEP Boiler Information
			Crane Information

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **104-15 165th St, Jamaica, NY 11433** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

104-15 JAMAICA AVE

Jamaica, NY 11433

Recent Rezoning | Development Opportunity | Offering Memorandum



Exclusively Listed By



ELI ROERDEN
Associate
(646) 809-7069
eli.roerden@matthews.com
License No. 10401387913 (NY)



BOBBY LAWRENCE
Vice President
(718) 554-0337
bobby.lawrence@matthews.com
License No. 10401300331 (NY)

COREY ROSENTHAL

Broker of Record

License No. 10311210106 (NY) | Firm No. 10991237833 (NY)

MATTHEWS™