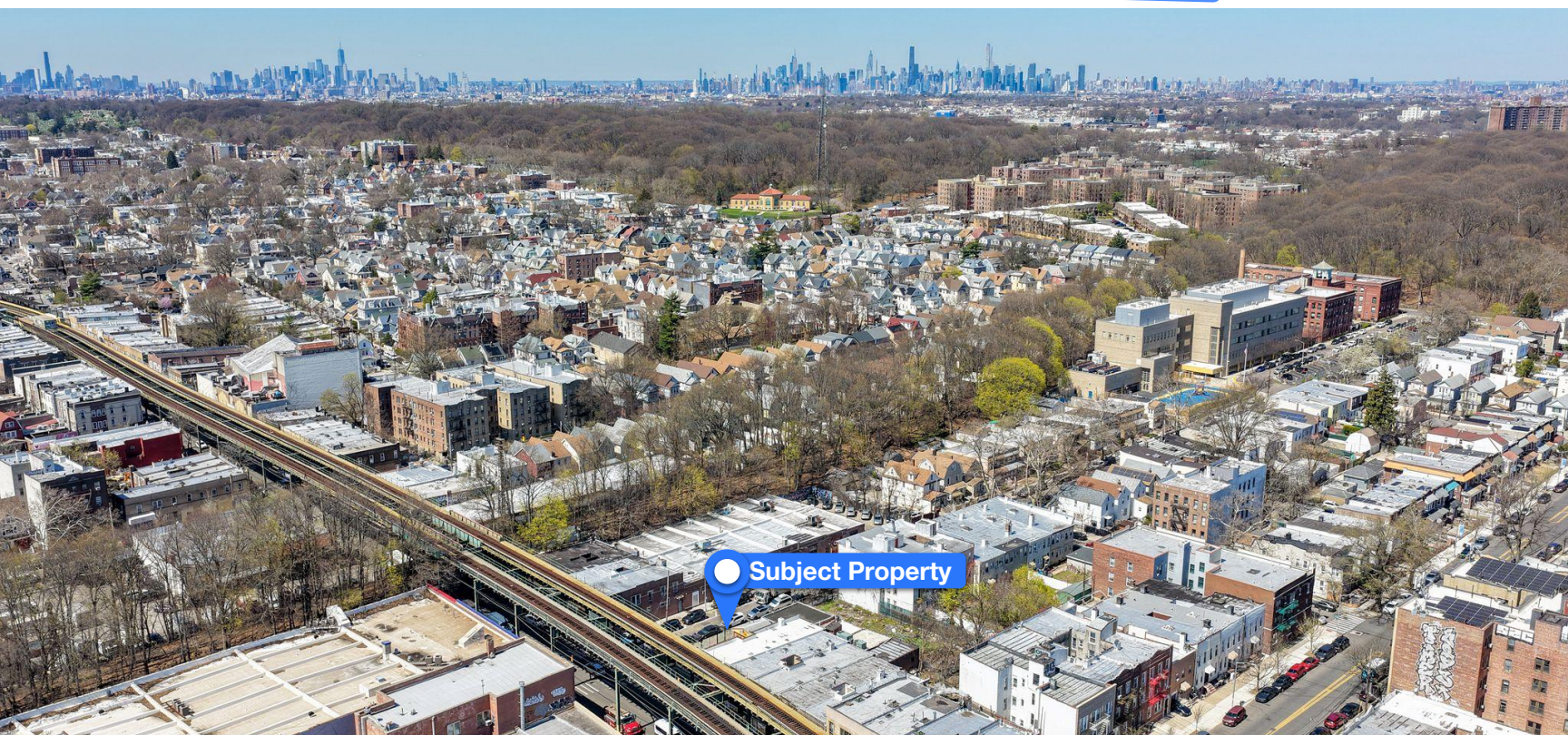


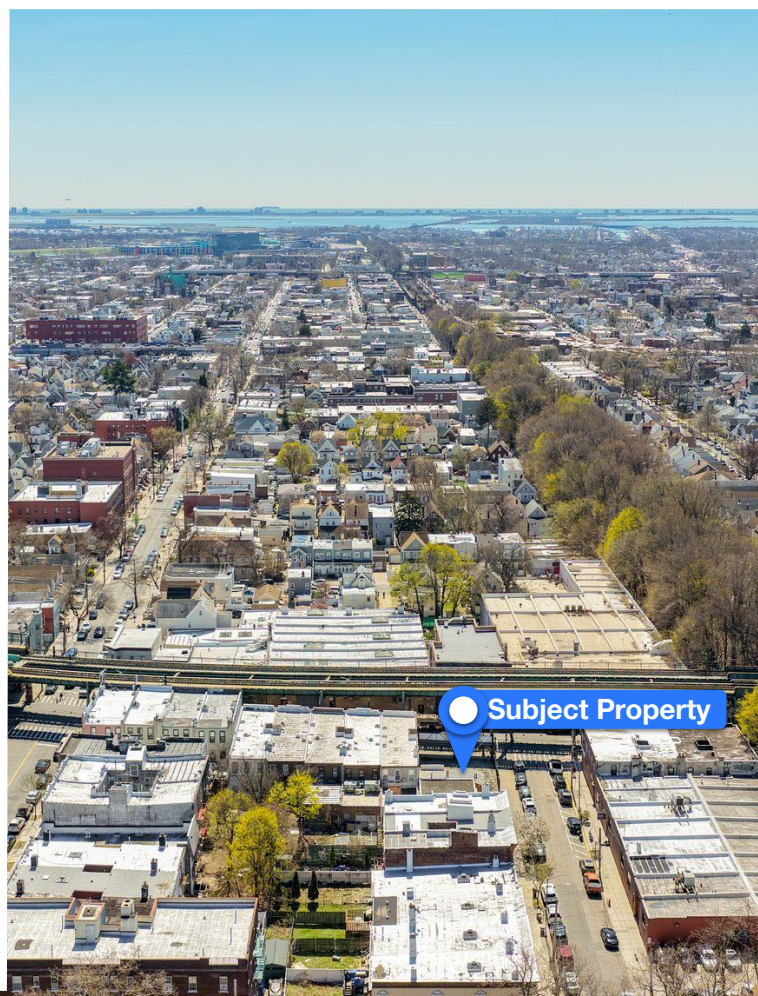
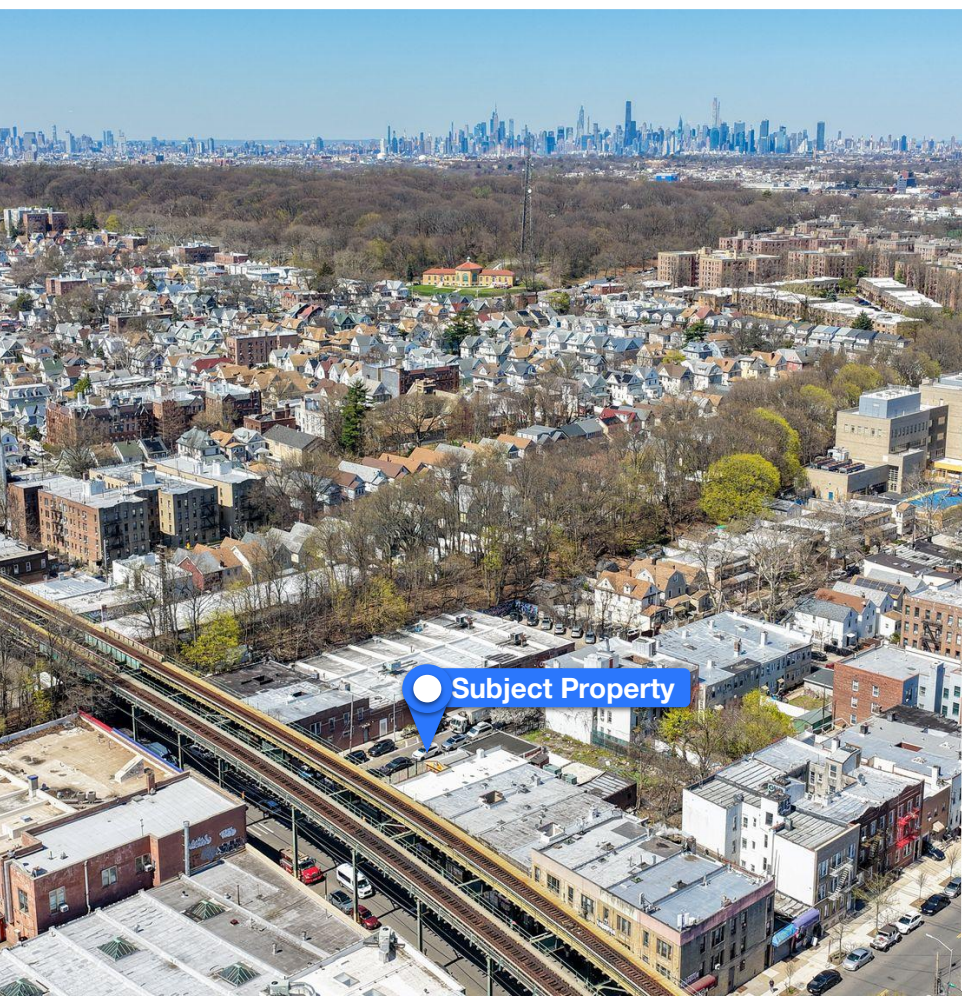
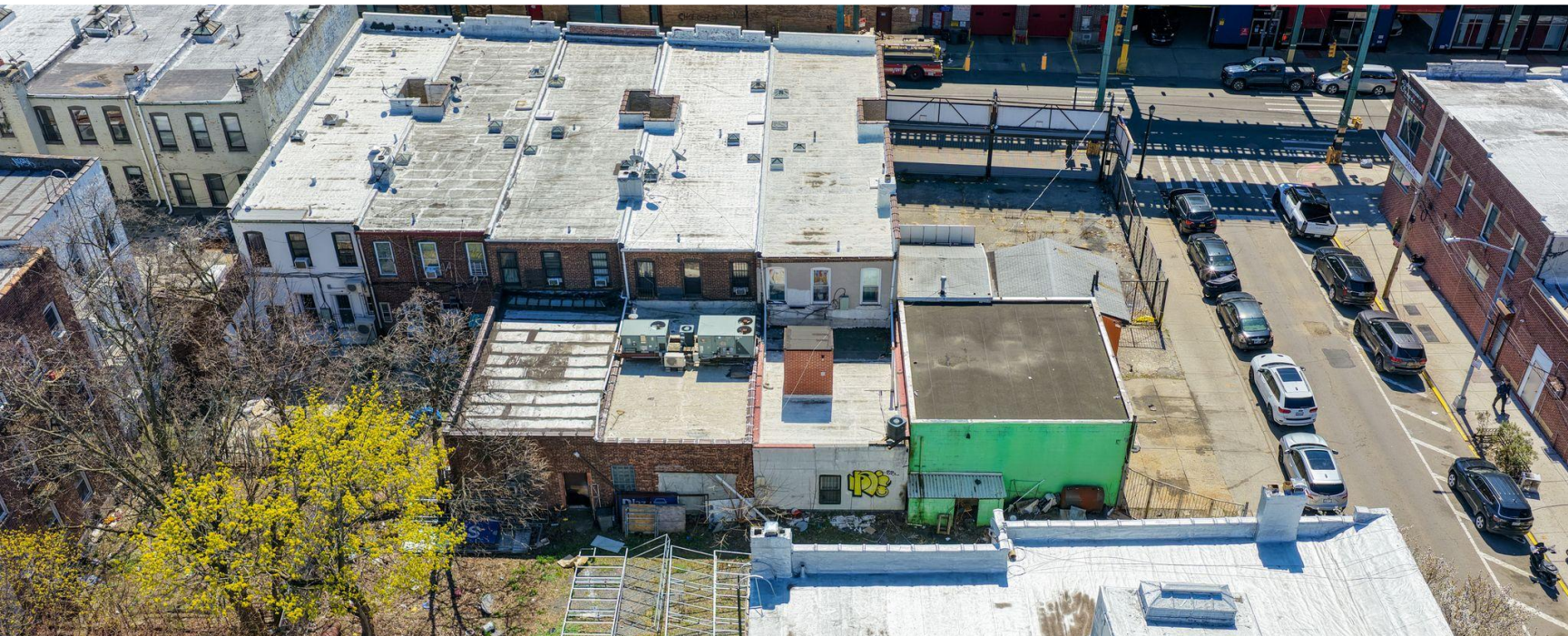
101-01 JAMAICA AVE

Richmond Hill, NY 11418



MATTHEWS™

Development & Industrial Opportunity | Offering Memorandum



| THE OPPORTUNITY

\$1,850,000 (\$114/Buildable SF)

Asking Price

Development / Industrial Land

Product Type

±8,374 SF

Lot Size

±1,370 SF

Existing Garage SF

R4, R6A, C2-4

Zoning

±16,193 SF

Buildable SF

20 Units / ±16,325 SF

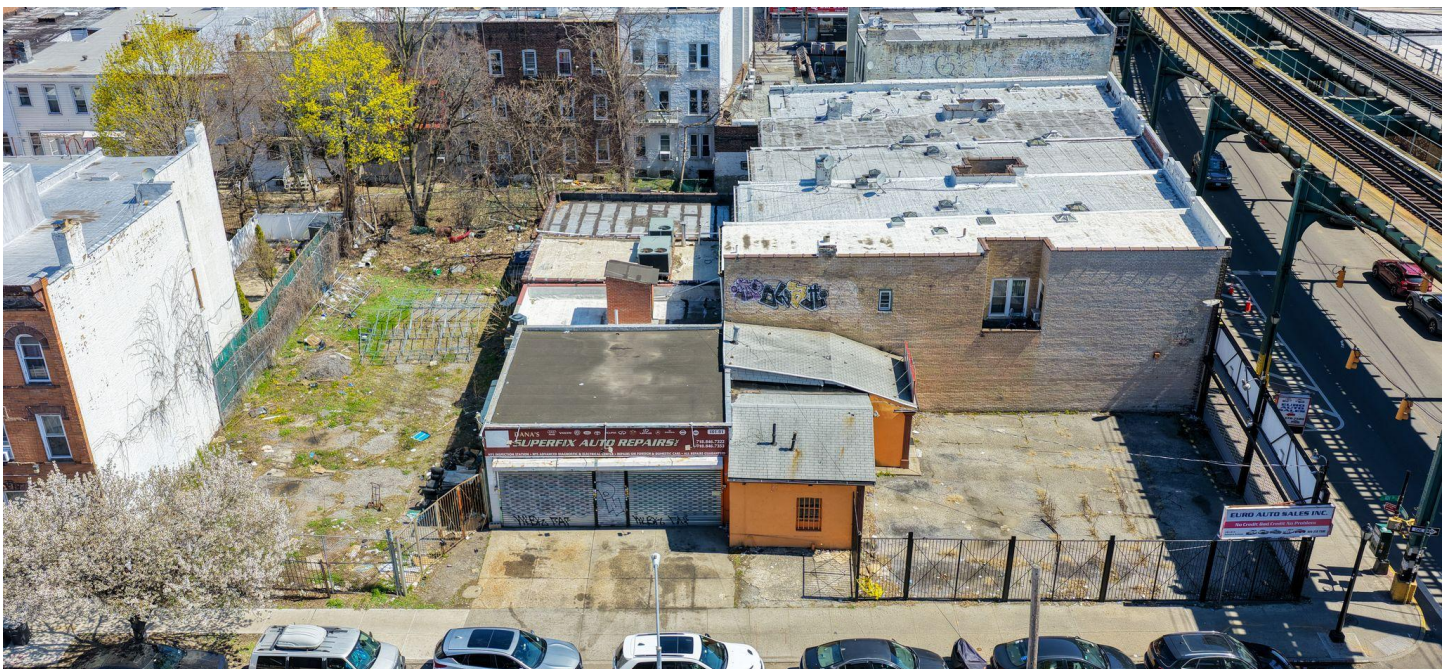
Approved Plans

12 Spaces

Surface Parking

\$19,077

Real Estate Taxes



| PROPERTY OVERVIEW

Investment Highlights

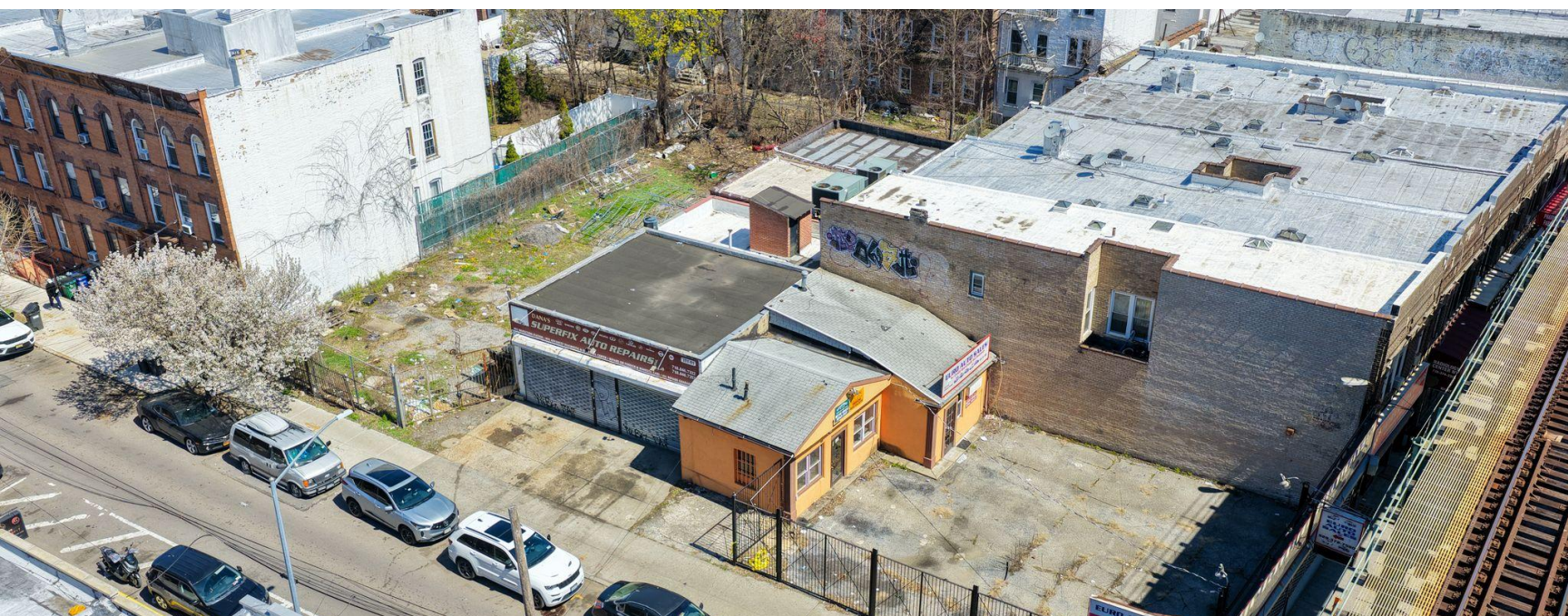
Development:

- **Approved Plans:** The site comes with approved plans for a 4-story, 16,325 SF residential building featuring 20 units, and 12 surface parking spaces — eliminating entitlement risk and accelerating the path to construction.
- **Transportation Access:** The site is located just one block from the J train, providing direct access to Manhattan, Jamaica Center, and Brooklyn.
- **Flexible Mixed Zoning:** R4, R6A, and C2-4 zoning offers a developer multiple paths, including as-of-right residential, community facility, or ground-floor commercial development.
- **Jamaica Avenue Frontage:** 42.5' of frontage on busy Jamaica Avenue offers strong visibility for ground floor commercial space.
- **Corner Lot:** 180' of frontage on the corner of Jamaica Ave and 101st St allows for efficient construction and flexibility.

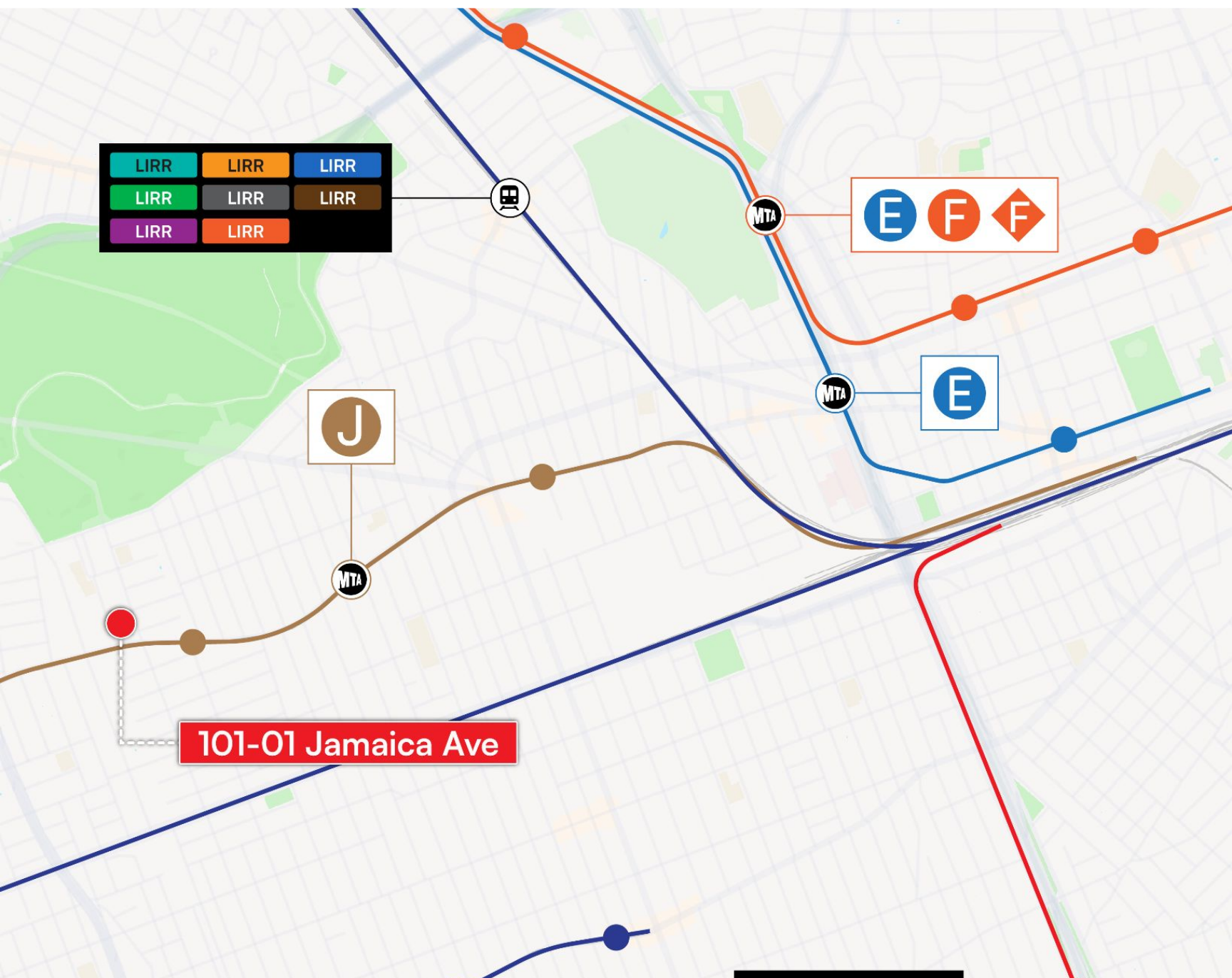
Industrial:

- **Existing Garage / Work Bay:** The property includes a 1,370 SF garage structure, providing an immediate operational space for an autobody shop, mechanic, or light industrial user.
- **Jamaica Ave Visibility & Access:** Located on one of Queens' busiest commercial corridors, the site offers strong drive-by visibility and easy access for customers and fleet vehicles.
- **Hold-and-Operate or Build:** An end user can operate out of the existing garage today and retain the option to redevelop or expand the site in the future using available residential/commercial development rights.

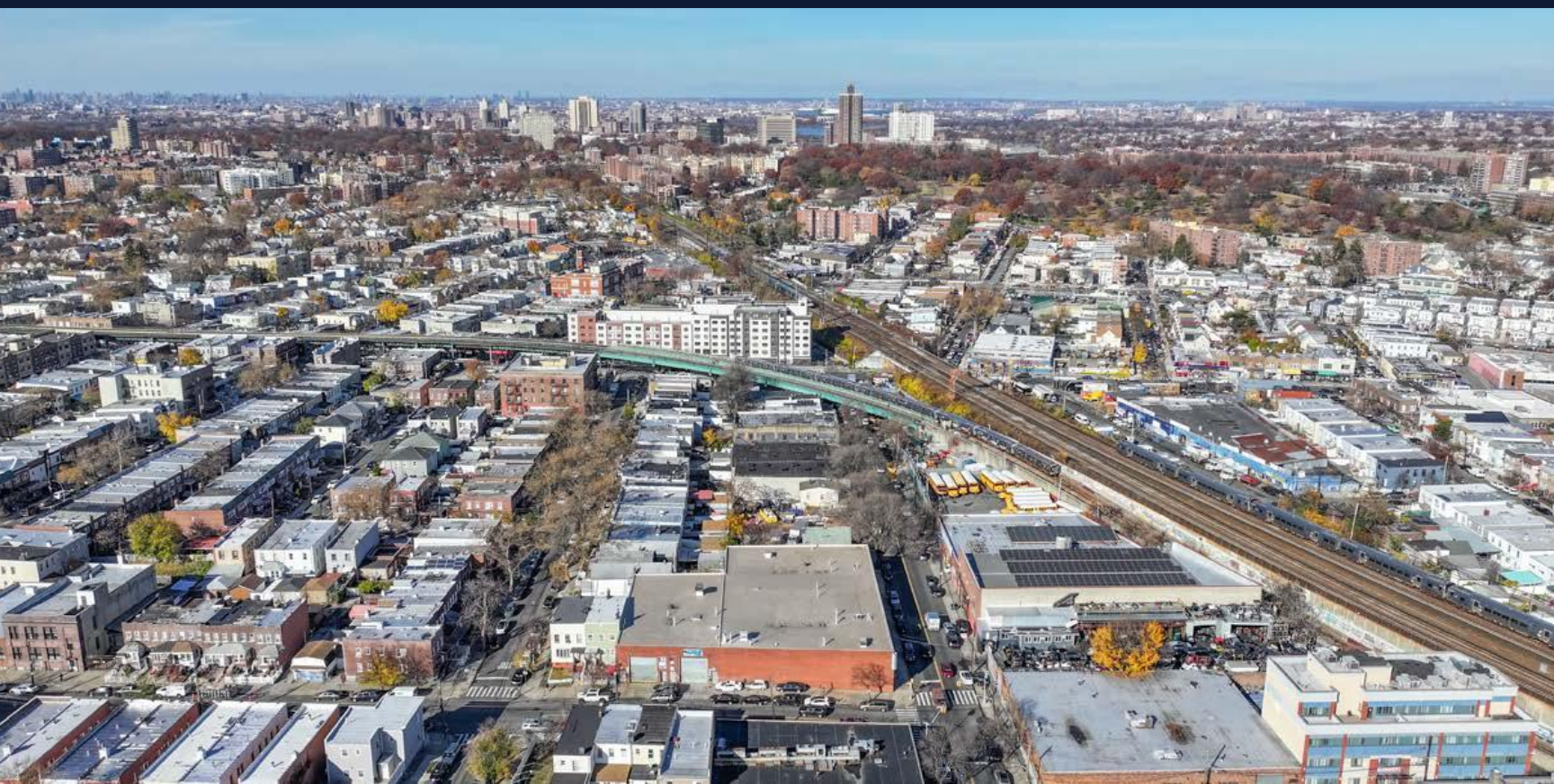
[Click to View Data Room](#)



TAX & TRANSPORTATION MAPS



| NEIGHBORHOOD OVERVIEW



RICHMOND HILL, QUEENS

Richmond Hill, located in central Queens, is a steady and versatile industrial submarket within New York City. While not as heavily concentrated with logistics users as neighborhoods near JFK, its central position offers reliable access to major corridors including the Van Wyck Expressway, Jackie Robinson Parkway, and Atlantic Avenue, making it practical for businesses serving local and borough-wide markets.

The area is characterized by a mix of light industrial, storage, auto-related, and small distribution users, supported by predominantly low-rise warehouse buildings on manageable lot sizes. This makes Richmond Hill especially appealing to owner-operators and businesses seeking functional space without the premium pricing seen in more airport-adjacent industrial zones.

Its proximity to dense residential neighborhoods across central and southern Queens provides businesses with a strong labor pool and consistent local demand for services, trades, and last-mile functions. The market also benefits from stable occupancy and limited industrial inventory, which helps sustain property values and keeps competition strong for well-located sites.

With reliable transportation links, a diverse base of industrial users, and steady demand for functional warehouse and service properties, Richmond Hill remains an attractive option for companies seeking accessible, affordable, and centrally located industrial space within Queens.

DOB OVERVIEW

NYC Department of Buildings Property Profile Overview

101-01 JAMAICA AVENUE		QUEENS 11418		BIN# 4449002	
JAMAICA AVENUE	101-01 - 101-01	Health Area	: 2600	Tax Block	: 9181
		Census Tract	: 24	Tax Lot	: 48
		Community Board	: 409	Condo	: NO
		Buildings on Lot	: 2	Vacant	: NO
View DCP Addresses...		Browse Block			

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

Cross Street(s):	101 STREET, 102 STREET		
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:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	No		

Special District: UNKNOWN

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: G2-GARAGE/GAS STAT'N

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	4	0	Electrical Applications
Violations-DOB	0	0	Permits In-Process / Issued
Violations-OATH/ECB	1	0	Illuminated Signs Annual Permits
Jobs/Filings	4		Plumbing Inspections
ARA / LAA Jobs	1		Open Plumbing Jobs / Work Types
Total Jobs	5		Facades
Actions	23		Marquee Annual Permits
OR Enter Action Type:			Boiler Records
OR Select from List: Select...			DEP Boiler Information
AND Show Actions			Crane Information
			After Hours Variance Permits



Certificate of Occupancy

CO Number: 421905852F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P		OG	B			PARKING FOR USED CARS
001 001 10		OG	B		16, 9	AUTO REPAIR,USED CAR DEALERSHIP AND OFFICES
AUTO REPAIR SHOP & USED CARS DEALER SHIP.						
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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 **101-01 Jamaica Ave, Richmond Hill, NY 11418** ("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.

101-01 JAMAICA AVE

Richmond Hill, NY 11418

Development & Industrial Opportunity | Offering Memorandum



Exclusively Listed By



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Broker of Record

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MATTHEWS™