



Island Associates Real Estate Inc.

We create value

For Sale

**141-04 109th Avenue
Jamaica, NY**



Chris Mayor

Chris@IslandAssociates.com

(631) 513-2000

Larry Densen

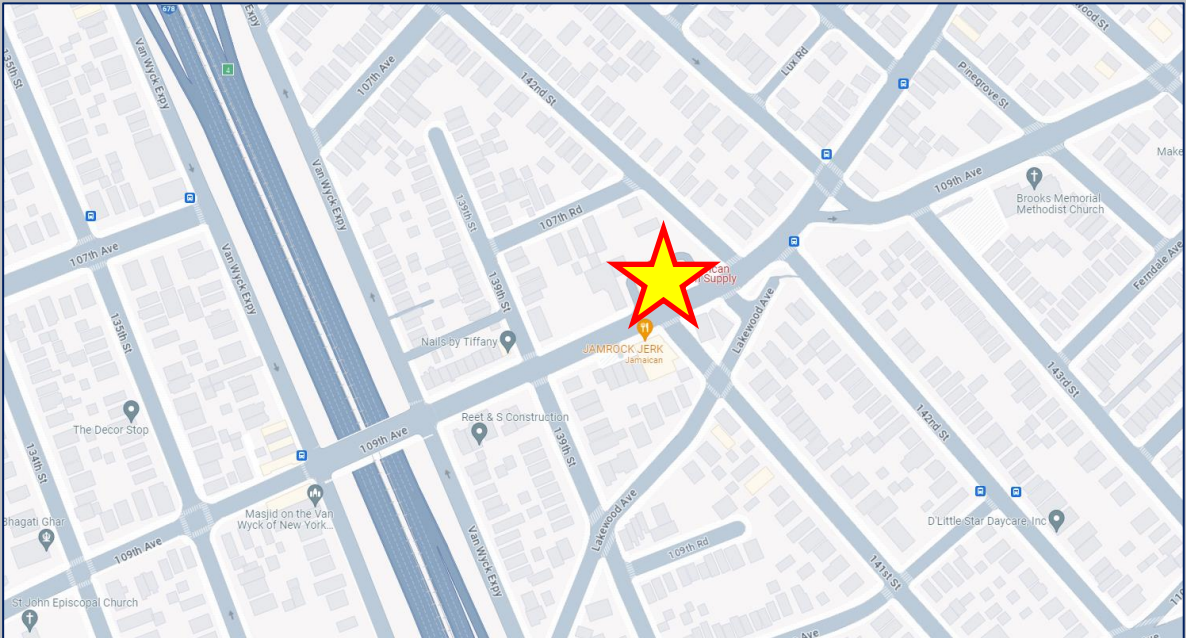
Larry@IslandAssociates.com

(516) 857-5564

Property Information

+/- .41 Acres

Price: \$13,000,000.00



Property will be delivered ready for construction with permits in place

Daily Traffic Counts of 7,476

Hard Corner Location

Zoned C2-3 / R6B

Demographics	1 Mile	3 Miles	5 Miles
Total Population	77,321	577,354	1,350,690
Average HH Income	\$95,913	\$100,009	\$96,474

ZONING ANALYSIS FOR ZONING CHANGE TO C2-3 / R6B 141-05 109TH AVENUE JAMAICA, QUEENS



ZONING MAP OF AREA
NTS



AREA MAP
NTS



AERIAL PHOTO
NTS

Architect
Interior Design
Code Consultant
Building Dept.
Expanding

116-75 Queens Boulevard
Jamaica, N.Y. 11435
Tel: (718) 265-9000
Fax: (718) 265-9001
www.colombiarchitects.com

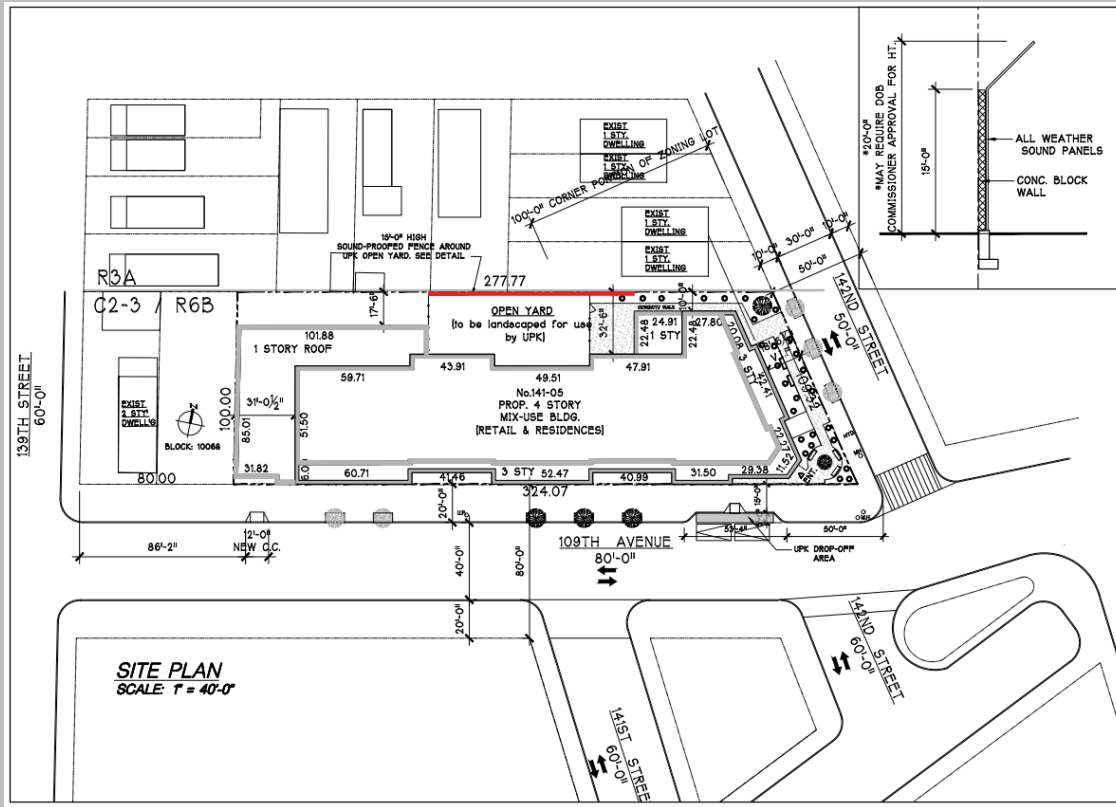
Gerald J. Caliendo, R.A., A.I.A.
Architect, P.C.

ZONING ANALYSIS - C2-3 / R6B
FOR ILLUSTRATIVE PURPOSES ONLY

NAME: NMH	OWNER: GJC	PROJECT: 141-05	DATE: 1-9-23
SCALE: AS NOTED			

REGISTERED ARCHITECT
STATE OF NEW YORK

Z-001.00



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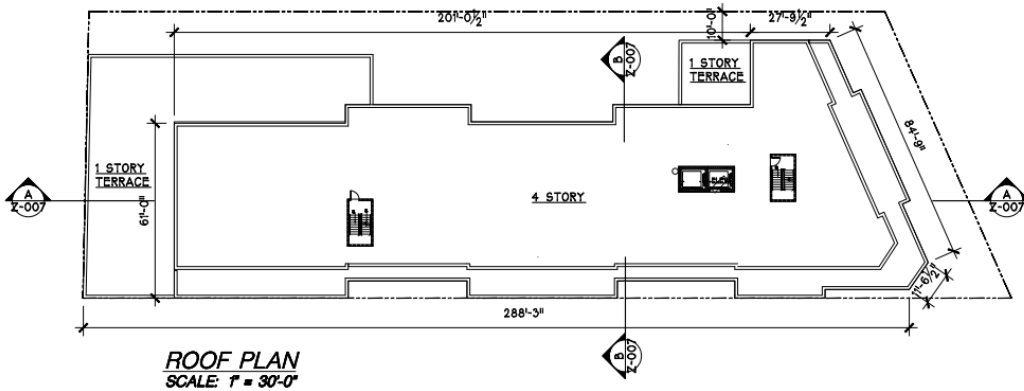
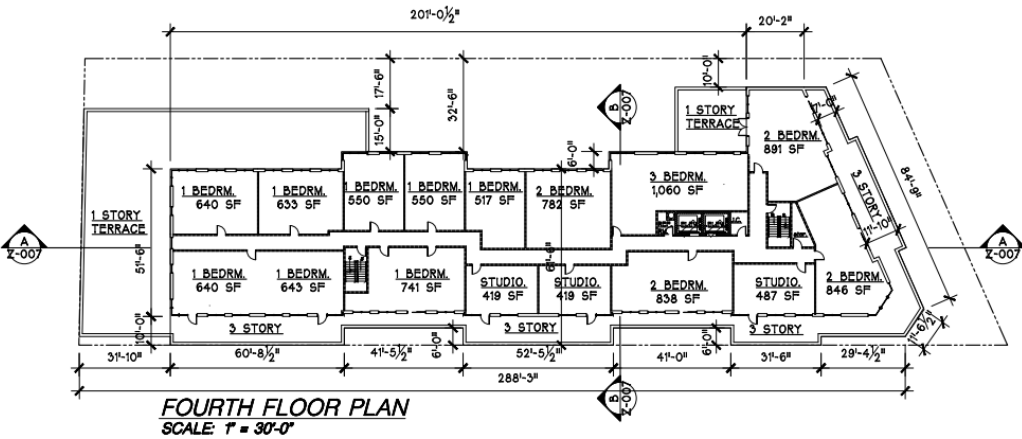
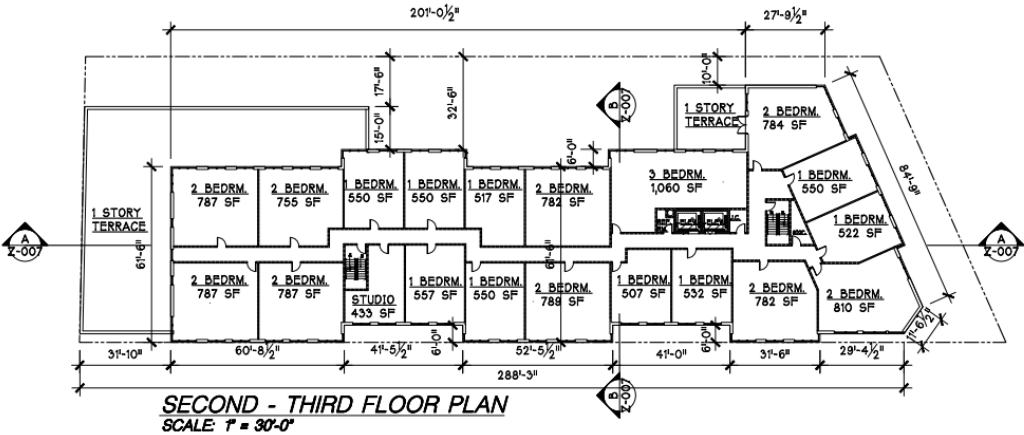
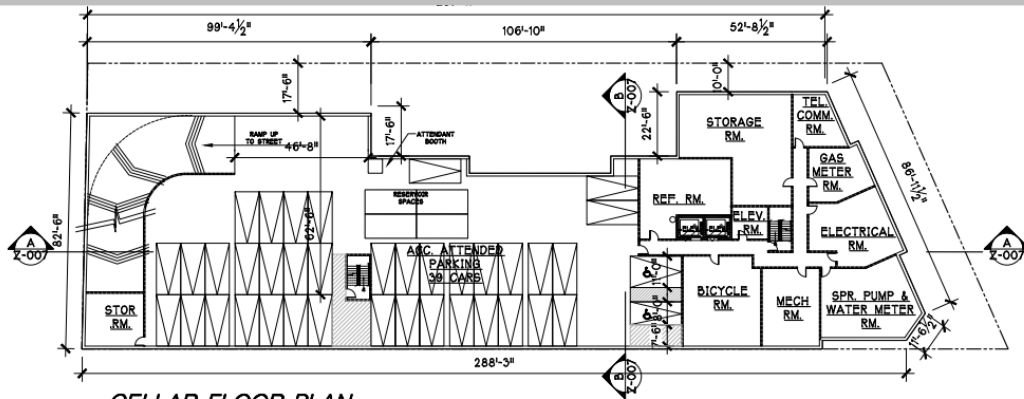
SITE PLAN - C2-3 / R6B
FOR ILLUSTRATIVE PURPOSES ONLY

NAME: NMH	OWNER: GJC	PROJECT: 141-05	DATE: 1-9-23
SCALE: AS NOTED			

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STATE OF NEW YORK

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116-72 Queens Boulevard
Regenwood N.Y. 11415

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THE ARCHITECT SHALL HAVE CONTROL OF CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MANUAL METHODS, MATERIALS, TECHNIQUES, SEQUENCES OF PROCEEDINGS OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE COST OF THE CONTRACTOR'S NEGLIGENCE OR FOR OTHER PERSONS' NEGLIGENCE AND FOR THE WORK OR ACCIDENTS THEREIN WITH THE CONTRACTOR'S NEGLIGENCE. ANY SUCH NEGLIGENCE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND NOT THE ARCHITECT'S RESPONSIBILITY.

OWNER: NIMH
CONTRACT NO: GJC
DATE: 10/06
SCALE: AS NOTED
DATE: 10-23

PREPARED BY: NIMH
CHECKED BY: GJC
DATE: 10/06
SCALE: AS NOTED
DATE: 10-23

REGISTERED ARCHITECT
Gerald J. Caliendo
STATE OF NEW YORK
No. 11117
Exp. 12/31/2009
www.geraldcaliendo.com

FOR ILLUSTRATIVE PURPOSES ONLY
141-05 109TH AVENUE
JAMAICA, NY

Z-005.00

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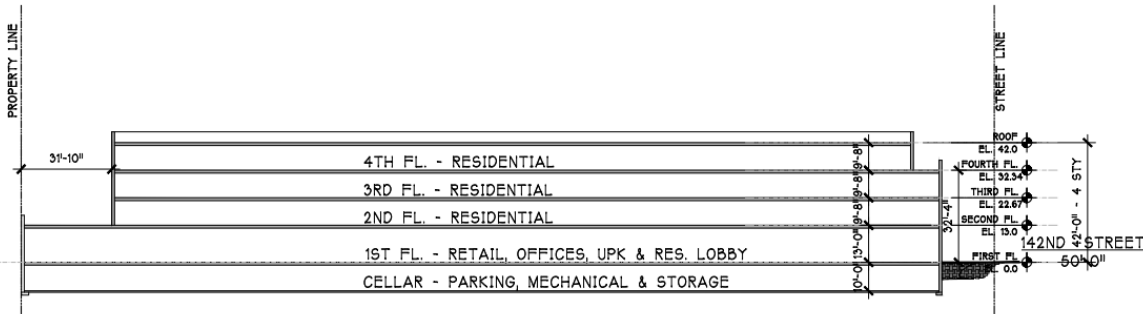
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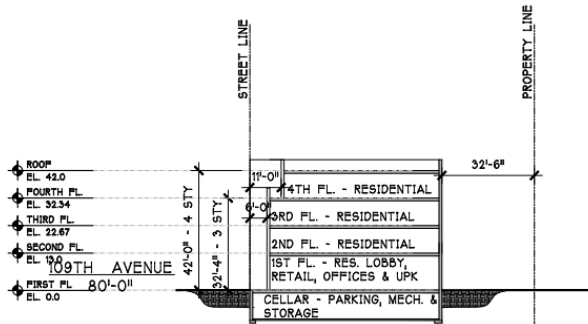
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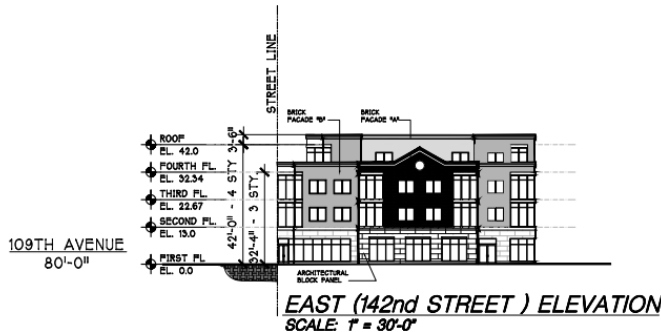
SCHEMATIC SECTION A-A
SCALE: 1" = 30'-0"



SCHEMATIC SECTION B-B
SCALE: 1" = 30'-0"



SOUTH (109th AVENUE) ELEVATION
SCALE: 1" = 30'-0"



EAST (142nd STREET) ELEVATION
SCALE: 1" = 30'-0"

Architect
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Ridgewood, N.Y. 11415

1511 288-9095
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www.callendocorll.com

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PROJECT NO: NMH 19068
OWNER: GJC
DATE: 1-9-23
SHEET: AS NOTED
SCALE: 1/8" = 1'-0"

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STATE OF NEW YORK

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PROGRAMMATIC SECTIONS - C2-3 / R6B

141-05 109TH AVENUE
JAMAICA, NY

Z-007.00

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Interior Design
Code Consultant
Building Date Expediting

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BUILDING ELEVATIONS

141-05 109TH AVENUE
JAMAICA, NY

Z-008.00

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Units	Bed Rooms	Rent	Yearly gross
26	1	\$2,570.00	\$801,840.00
22	2	\$3,170.00	\$836,880.00
3	3	\$4,050.00	\$145,800.00
5	Studio	\$1,950.00	\$117,000.00
Additional Income	space/ft	\$ per space/ft	
Parking	39	\$500.00	\$234,000.00
retail space	5164	\$48.00	\$247,872.00
office	4587	\$35.00	\$160,545.00
UPK	5950	\$45.00	\$267,750.00
		Monthly	yearly
Apt total		\$158,460.00	\$1,901,520.00
Commercial Space		\$56,347.25	\$676,167.00
Parking		\$19,500.00	\$234,000.00
Total Projected Gross		\$234,307.25	\$2,811,687.00
Vacancy rate 10%			-\$28,116.00
Overhead maintenance 40%			-\$1,124,674.00
NOI			\$1,658,897.00
Est. Cost of construction			
	cst per ft.	total footage	
cost to complete	\$300.00	66192.50	\$19,857,750.00