

CUSHMAN & WAKEFIELD INVESTMENT SALES OFFERING

45-38 162ND STREET

FLUSHING, QUEENS, NY



USER / DEVELOPMENT OPPORTUNITY
2,600 SF COMMERCIAL BUILDING | 10,000 BSF | R5B (C2-2) ZONING

EXECUTIVE SUMMARY

ASKING PRICE:
\$2,400,000 (\$300 / BSF)

Cushman & Wakefield has been exclusively retained by Ownership to market for sale **45-38 162nd Street in Flushing, Queens** (the “Property” or “Site”). The offering consists of a **4,000 square foot lot (40’ x 100’)**, currently improved with a two-story mixed-use building comprising approximately 2,600 gross square feet, featuring one residential unit over one ground-floor retail store.

The Site is zoned **R5B with a C2-2 Commercial Overlay**, allowing for approximately 10,000 **buildable square feet as-of-right**, with approximately 7,400 square feet of air rights available above the existing improvements. Allowing for up to 8,000 BSF of residential use and 2,000 BSF of commercial use. **Delivered vacant**, the Property offers immediate flexibility for end-users, investors, and developers — eliminating the complexities of tenant displacement and allowing for a seamless transition to the next phase of ownership.

Strategically located in Flushing, the Property benefits from outstanding transit connectivity, with access to multiple subway and bus lines providing direct service throughout Queens, Manhattan, and the broader metropolitan area. The surrounding neighborhood offers a dense and diverse retail environment, strong residential demand fundamentals, and continued momentum from both private and public investment.

Please direct all inquiries to Cushman & Wakefield.



BUILDABLE SF / AIR RIGHTS:

±10,000 BSF / ±7,400 SF

ZONING / FAR (AS-OF-RIGHT):

R5B (C2-2 OVERLAY) / 2.0

LOT DIMENSIONS:

±4,000 SF / 40’ X 100’

REAL ESTATE TAXES (26/27):

\$11,144 (TAX CLASS 1 / 19.843%)

OCCUPANCY:

DELIVERED VACANT



FLUSHING, QUEENS, NY

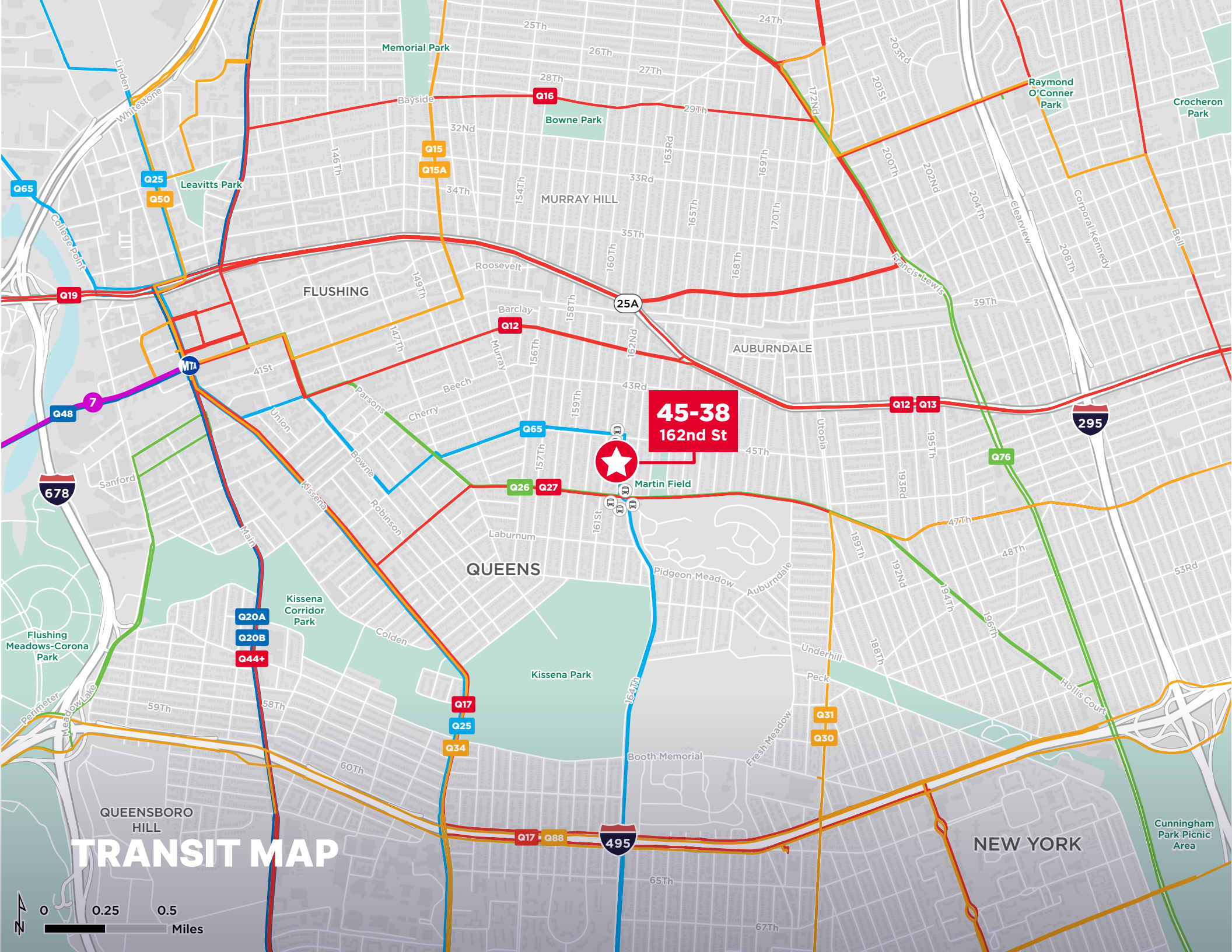
Flushing, Queens is one of New York City's most established and economically vibrant commercial districts, serving as a major business, transportation, and cultural hub for the borough. The neighborhood benefits from exceptional connectivity to Manhattan, Long Island, and the greater New York metropolitan area, making it a strategic location for a wide range of commercial, industrial, and mixed-use users.

Flushing has evolved into a critical center for commerce and entrepreneurship, driven by its dense population, diverse business base, and strong consumer demand. The area is anchored by Downtown Flushing—one of the city's largest

central business districts outside of Manhattan—and is supported by extensive transportation infrastructure, including the Long Island Rail Road, the 7 subway line, and direct access to major roadways such as the Long Island Expressway, Grand Central Parkway, and Van Wyck Expressway.

With continued public and private investment, limited development opportunities, and strong underlying market fundamentals, Flushing remains one of Queens' most sought-after locations for investors, owner-users, and businesses seeking long-term growth, accessibility, and value appreciation.





45-38
162nd St



Martin Field

TRANSIT MAP





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FOR MORE INFORMATION, PLEASE CONTACT

SALES INQUIRIES

DYLAN WALSH

Executive Director
917.887.5441
dylan.walsh@cushwake.com

MELISSA NAEDER

Senior Director
631.425.1222
melissa.naeder@cushwake.com

NICK KOLBUS

Senior Associate
718.275.5472
nick.kolbus@cushwake.com

KIERAN BAKER

Associate
212.841.7918
kieran.baker@cushwake.com

CHARLIE EVERETT

Senior Associate
914.589.9380
charlie.everett@cushwake.com

JEREMY STERN

Associate
917.825.3630
jeremy.stern@cushwake.com

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