



**LANDAIR
ADVISORS**

BLOCK-THROUGH DEVELOPMENT SITE

80' X 151' - R6B

22,864 ZFA

Presented By:

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Partner

78-14 46TH AVENUE, ELMHURST, NY 11373

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors, LLC has been retained as exclusive agent for the sale of 78-14 46th Avenue, a rare through-block development site situated just two blocks from the Queens Boulevard corridor in Elmhurst. The 11,432 SF lot is zoned R6B, unlocking up to 22,864 BSF of residential construction as-of-right, or 29,136 BSF with UAP.

Wide and unobstructed with double-street frontage, the site offers a developer flexible massing options rarely available on a standard midblock parcel. Its Elmhurst location provides excellent transit access (roughly .3 Miles from the Elmhurst Avenue subway stop) and sits within proximity to the retail, dining, and commercial density in one of Queens' most active development corridors.

Combining a wide, unobstructed through-block lot, strong transit access, and unmatched proximity to Queens Boulevard, 78-14 46th Avenue is an exceptionally well-positioned opportunity for a strong buyer.

PROPERTY HIGHLIGHTS

- 11,432 SF Lot Zoned R6B – 22,864 ZFA As-of-Right.
- Located .3 Miles from the Elmhurst Avenue Subway Stop.
- Standalone Building, easing demolition costs.
- Low Taxes – \$29,580 per year, reducing carrying costs during and after construction (packaged with the 485x Tax Abatement).
- Two Blocks from Queens Blvd.



Suggested Asking Price: **\$5,350,000**

Lot Size: ~11,432 SF

Zoning District: R6B

Residential BSF: ~22,864

Price Per Buildable S.F. \$234

Corner/Midblock: Block-through

Street Frontage: 80.00 ft

Tenancy: Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

Address	78-14 46th Avenue
Area	Elmhurst
Block/Lot	1531/28
Lot Dimensions	80x151
Lot Sq. Ft.	11,432

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	2,760
Total Units	4

NYC FINANCIAL INFORMATION

Assessed Value	\$237,804
Tax Rate	12.439%
Gross Taxes	\$29,580

ZONING INFORMATION

Zoning District	R6B
Base Floor Area Ratio (FAR)	2
Residential Buildable Sq. Ft.	22,864
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	2.4
UAP Buildable Sq. Ft.	27,436
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	22,864
Industrial FAR	-
Industrial Buildable Sq. Ft.	







