

92-22 GUY R. BREWER BOULEVARD, QUEENS, NY 11433

EXCLUSIVE OFFERING MEMORANDUM

Two Story Vacant Retail Building For Sale



IPRG

92-22 GUY R BREWER BOULEVARD, QUEENS, NY 11433

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TWO STORY VACANT RETAIL BUILDING FOR SALE

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

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INVESTMENT PRICING

92-22 GUY R. BREWER BOULEVARD





OFFERING PRICE
\$2,500,000

INVESTMENT HIGHLIGHTS

2 Stores
of Units

7,267
Approx. SF

\$344
Price/SF

DELIVERED VACANT

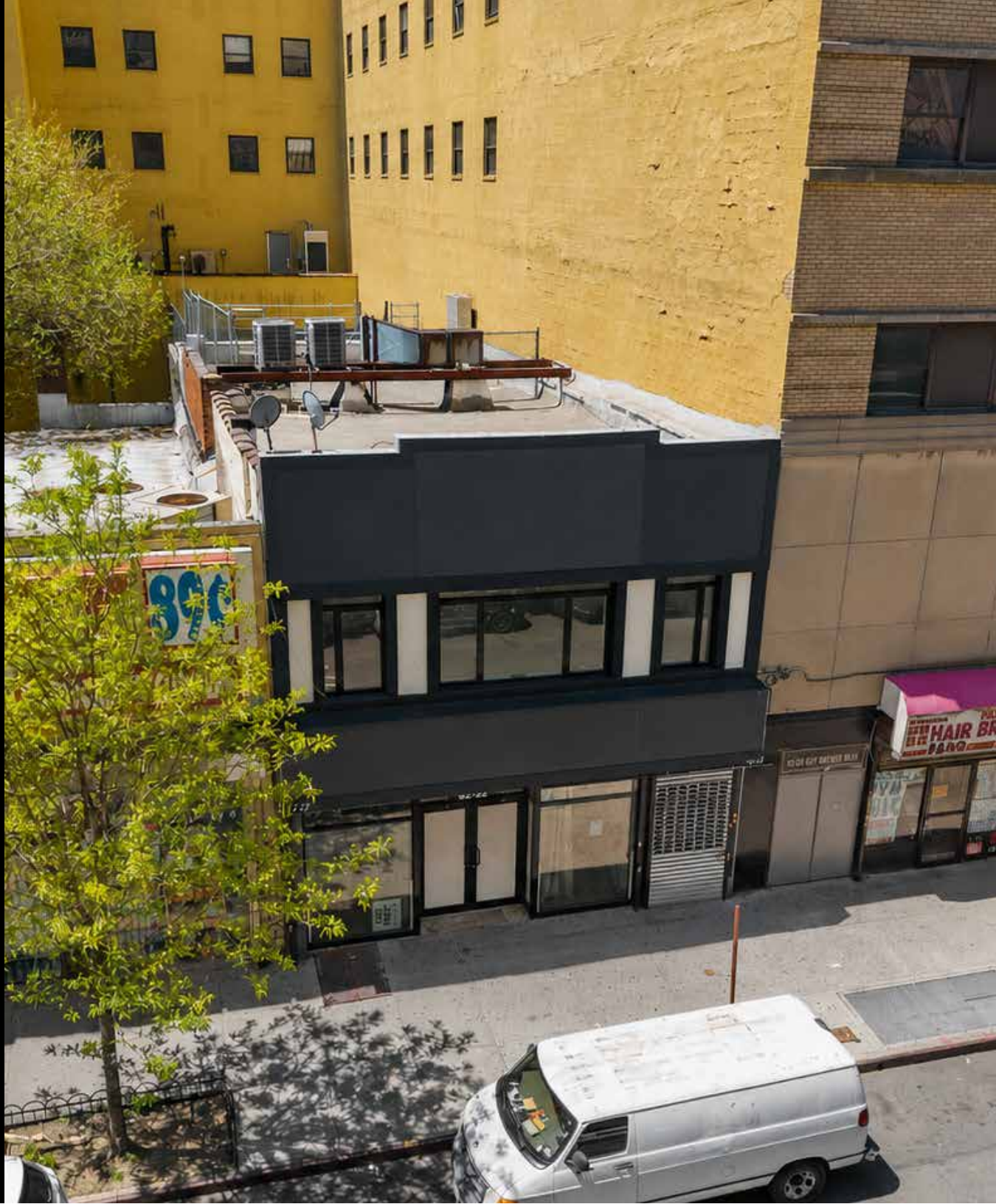
24,896
Total Buildable SF

\$100
Price/Buildable SF

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PROPERTY INFORMATION

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INVESTMENT SUMMARY

TWO STORY VACANT RETAIL BUILDING **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 92-22 Guy R. Brewer Blvd, a vacant, newly renovated two-story retail building located in the heart of Jamaica, Queens.

The property sits on a 26 ft x 119 ft lot totaling 3,112 square feet, within an R9 zoning district. With a 7.2 FAR, the site offers approximately 24,896 buildable square feet, presenting a compelling opportunity for a wide range of buyers. The existing building features approximately 3,300 square feet on the ground floor, 2,500 square feet on the second floor, in addition to a full basement.

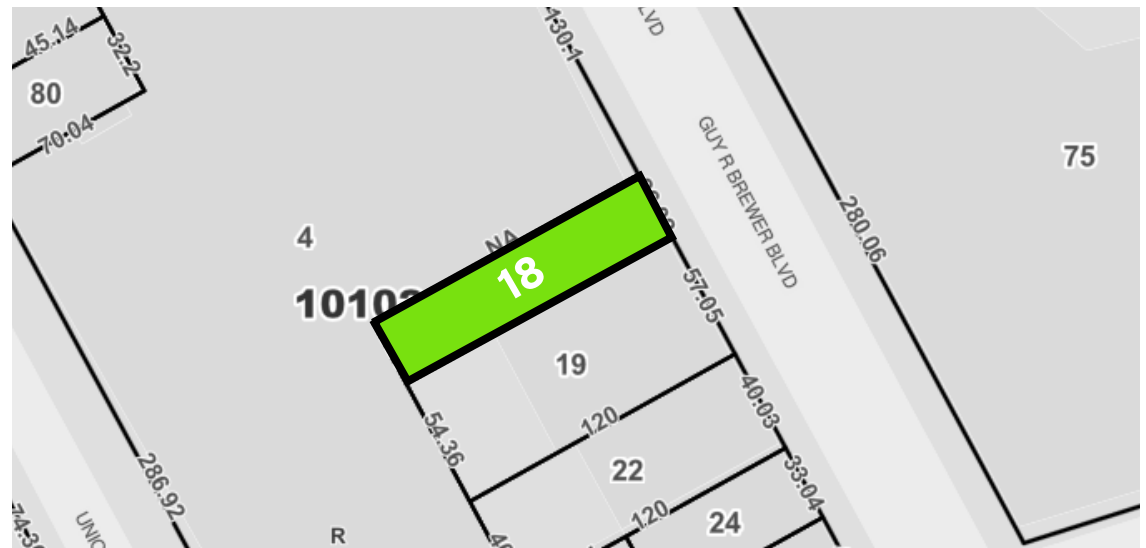
The building will be delivered fully vacant, making it ideal for an investor seeking strong rental upside, an owner-user looking to occupy, or a developer pursuing a high-density project.

Strategically positioned, the property is within walking distance to the Jamaica LIRR Station, providing direct access to Manhattan in approximately 20 minutes, along with access to multiple subway lines and major transportation hubs.

BUILDING INFORMATION

BLOCK & LOT:	10101-0018
NEIGHBORHOOD:	Jamaica
CROSS STREETS:	Archer Avenue & Jamaica Avenue
BUILDING DIMENSIONS:	26 ft x 119 ft
LOT DIMENSIONS:	26 ft x 119 ft
# OF UNITS:	2 Stores
APPROX. TOTAL SF:	7,267 SF
ZONING:	C6-3/R9 Equivalent
FAR:	7.52
BUILDABLE SF:	24,896
TAX CLASS:	4
NOTES:	Renovated/Vacant

TAX MAP



92-22 GUY R BREWER BOULEVARD, QUEENS, NY 11433

TWO STORY VACANT RETAIL BUILDING **FOR SALE**

PROPERTY MAP



92-22 GUY R. BREWER BOULEVARD

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TWO STORY VACANT RETAIL BUILDING FOR SALE

ADDITIONAL PROPERTY PHOTOS



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