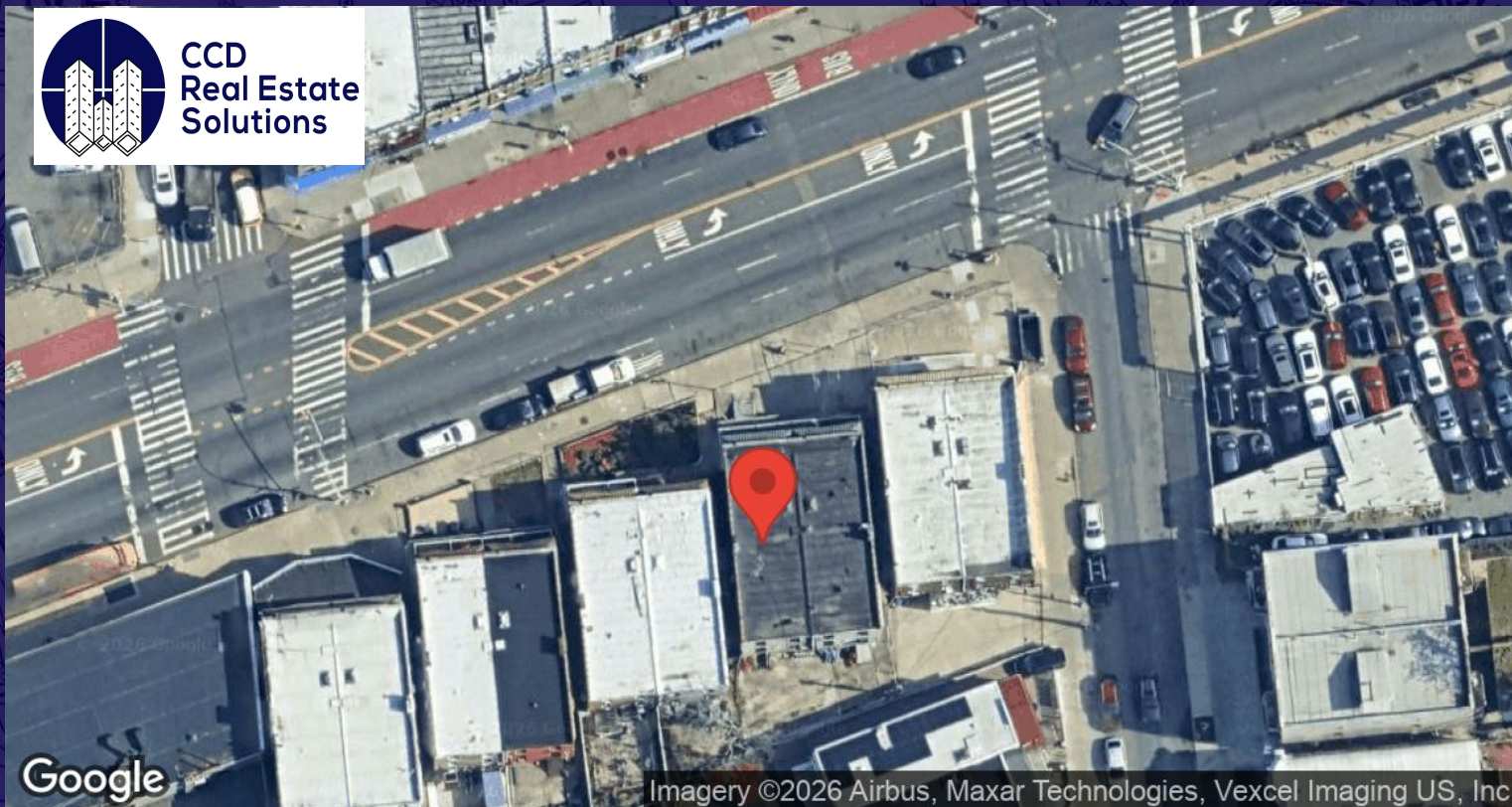




CCD
Real Estate
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OFF MARKET FOR SALE Development Site

143-12 Hillside Ave, Jamaica, NY 11435

143-14 Hillside Ave, Jamaica, NY 11435

Presented By:

Christopher Daniels

Licensed Real Estate Broker

7/30/26

DEVELOPMENT HIGHLIGHTS



Total Lot Dimensions **46.00' x 100.00'**

Total Lot Size **4,600** sq ft

Zoning **C4-4D (R8A), DJ**

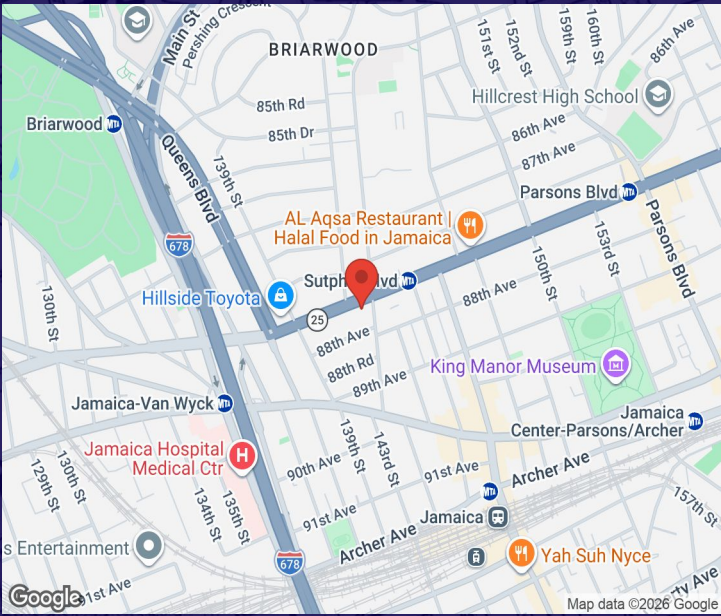
Max Residential Buildable (MIH, 1 or 3) **33,120** sq ft

Max Residential Units **48**

Max Commercial Buildable **15,640** sq ft

Max Community Facility Buildable **29,900** sq ft

PROPERTY INFORMATION



- (2) Two family Houses (same ownership)
- 4,600 Sq. Ft. lot total.
- Zoned C4-4D, (R8A), DJ
- Potential 33,000 Sq. Ft. residential BSF
- Tenanted – can be delivered vacant

Address	143-12 Hillside Ave	143-14 Hillside Ave
Neighborhood	Jamaica – Downtown MIH	Jamaica – Downtown MIH
Block/Lot	09685-0018	09685-0018
Lot Dimensions	23 ft x 100 ft	23 ft x 100 ft
Lot Sq. Ft.	2,300	2,300
BUILDING INFORMATION		
Building Type	Residential	Residential
Building Sq. Ft.	2,104	2,104
Total Units	2	2
TAX INFORMATION		
Assessed Value ('25-'26)	\$49,200	\$56,280
Gross Taxes ('25-'26)	\$6,541	\$8,168
ZONING / POTENTIAL DEVELOPMENT INFORMATION		
Zoning District	C4-4D (R8A equiv), DJ, MIH	C4-4D (R8A equiv), DJ, MIH
Standard FAR:	6.02	6.02
Residential BSF:	13,846	13,846
Commercial FAR:	3.4	3.4
Commercial BSF:	7,820	7,820
MIH FAR:	7.2	7.2
MIH BSF:	16,560	16,560
Comm. Fac. FAR:	6.5	6.5
Comm. Fac. BSF:	14,950	14,950
Industrial FAR:	0	0
Industrial BSF:	0	0
Max Residential Units:	24	24
Max Height/Est. Stories:	145'/14	145'/14

Asking

\$3,100,000
\$93/BSF