

EXCLUSIVE

FIRST TIME OFFERED! L.I.C DEVELOPMENT SITE **FOR SALE** 80,000 BUILDABLE SQUARE FEET 200' FRONTAGE ON 44TH DRIVE

SHOVEL READY!



PROPERTY OVERVIEW:

- 20,000 SF PLOT
- **80,000 BUILDABLE SF**
- RESI. FAR: 4.0 / COMM. FAR: 2.0

FEATURES:

- ZONED M1-4/R7A, LIC
- 20,000 SF PLOT (200' X 100')
- WIDE STREET LOCATION
- AT COURT SQUARE **E M**
- SPECIAL HUNTERS POINT MIXED-USE ZONING DISTRICT

ACCESS:

- WALKING DISTANCE TO ALL LIC SUBWAYS
- MINUTES TO **INTERSTATE 495** / 59th ST. BRIDGE & L.I.R.R

ONE OF THE LAST PRIME L.I.C DEVELOPMENT SITES!



EXCLUSIVE AGENTS

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WWW.GREINER-MALTZ.COM

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Neighborhood Amenities

RETAIL

1. Target
2. S&A Wines and Spirits
3. Book Culture LIC
4. Foodcellar Market Court Square
5. Trader Joe's
6. City Acres Market
7. New York Wine Warehouse
8. Dozo Dog LIC

CULTURE

1. MoMA PS1
2. SculptureCenter
3. Flux Factory
4. Dorsky Gallery Curatorial Programs
5. Jeffrey Leder Gallery
6. BrickHouse Ceramic Art Center

FITNESS

1. Planet Fitness
2. The Cliffs at LIC
3. Orangetheory Fitness
4. Brooklyn Boulders Queensbridge
5. Court 16 LIC - Tennis Remixed
6. Nicely Fit
7. Powerhouse Gym Long Island City

DINING

1. John Brown BBQ
2. Carla
3. The Beast Next Door
4. Starbucks
5. The Halal Guys
6. Ooi Sushi & Bar
7. Lost in Paradise Rooftop
8. Dutch Kills
9. Chipotle Mexican Grill
10. sweetgreen
11. Tacombi
12. M. Wells
13. Serafina to go
14. Murray's Cheese Bar
15. JACX & CO.
16. Sweetleaf Coffee Roasters
17. Vista Skylounge
18. Meet Fresh
19. Top Quality
20. Luzzo's
21. LIC Beer Project
22. No Stress Coffee
23. Jing Li
24. THE HUNTRESS whiskey n' wings
25. Chip City -LIC

HOTELS

1. Ravel Hotel
2. Aloft LIC
3. Hyatt Place LIC / NYC
4. Microtel Inn by Wyndham
5. Boro Hotel

BE IN THE CENTER OF IT ALL!



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ANABLE 44



JOIN THE L.I.C SKYLINE!

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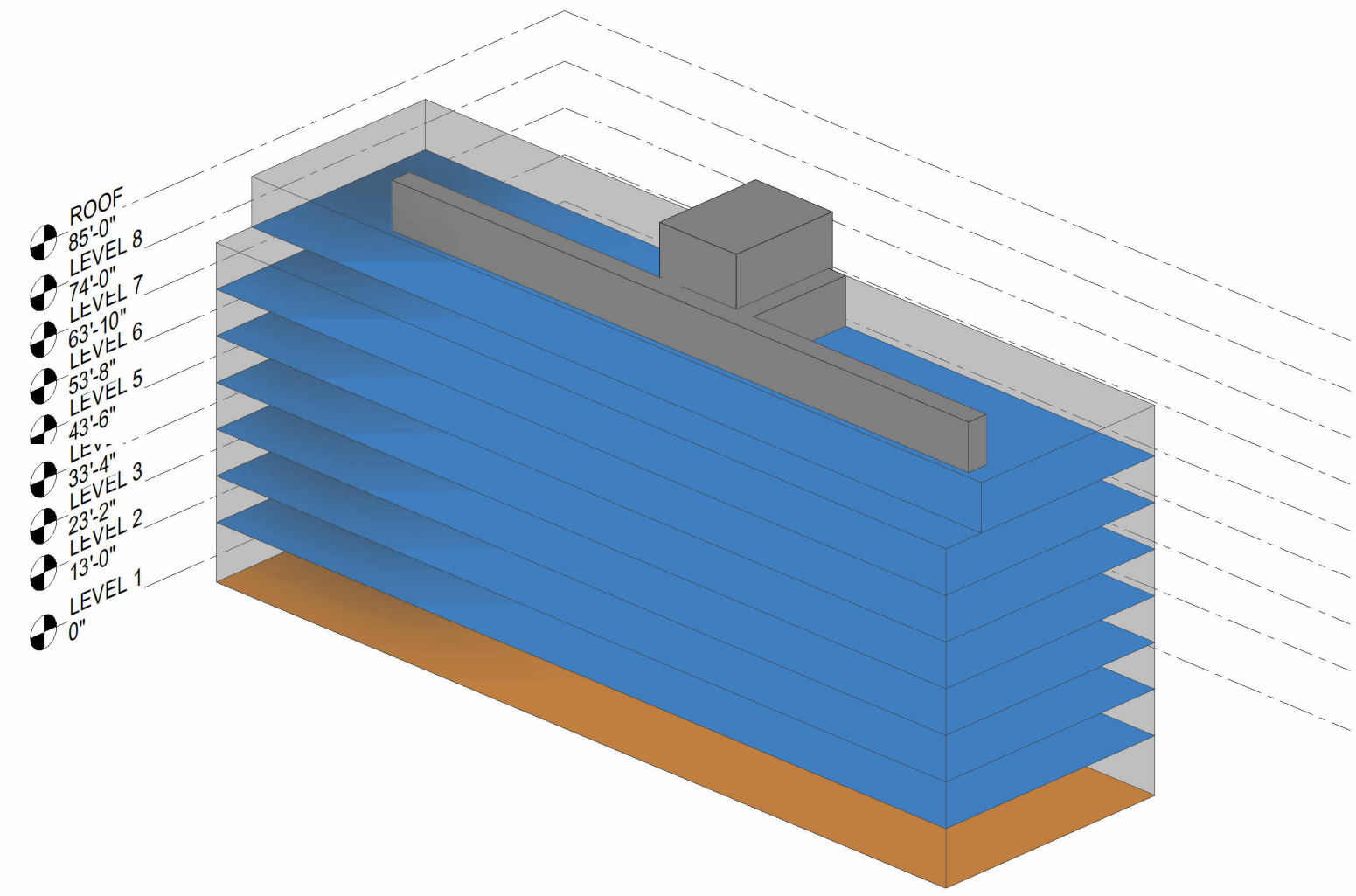
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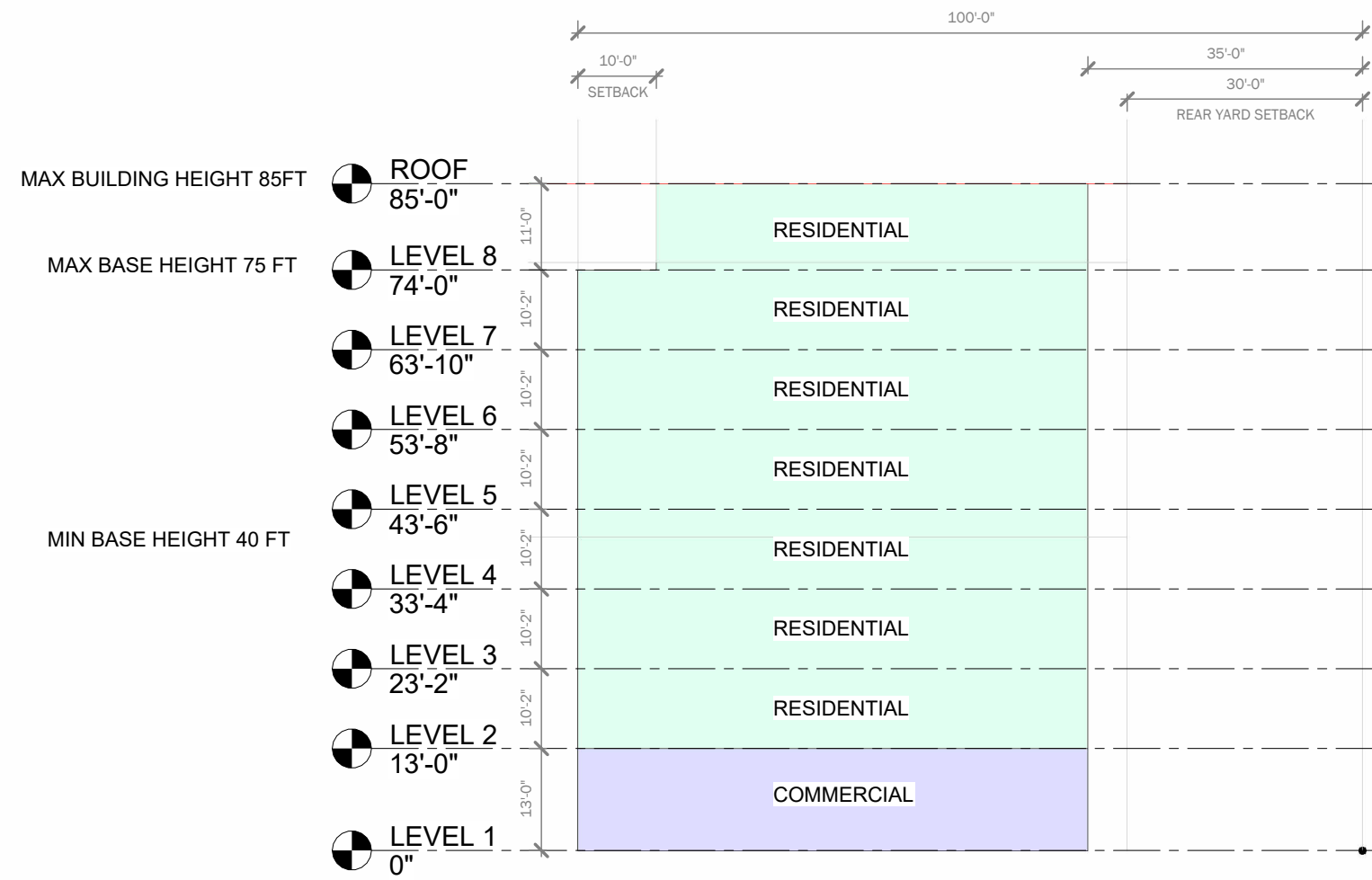


FAR 4 | 20000 * 4 = TOTAL 80000 SF

PROJECT NAME	11-50 44TH AVENUE
Enter address here	
DRAWING NAME	3D DIAGRAM
DRAWING NO.	X-4

1 3D DIAGRAM

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MAX BUILDING HEIGHT 85FT

MAX BASE HEIGHT 75 FT

MIN BASE HEIGHT 40 FT

1
 SECTION DIAGRAM
 A200 1" = 20'-0"

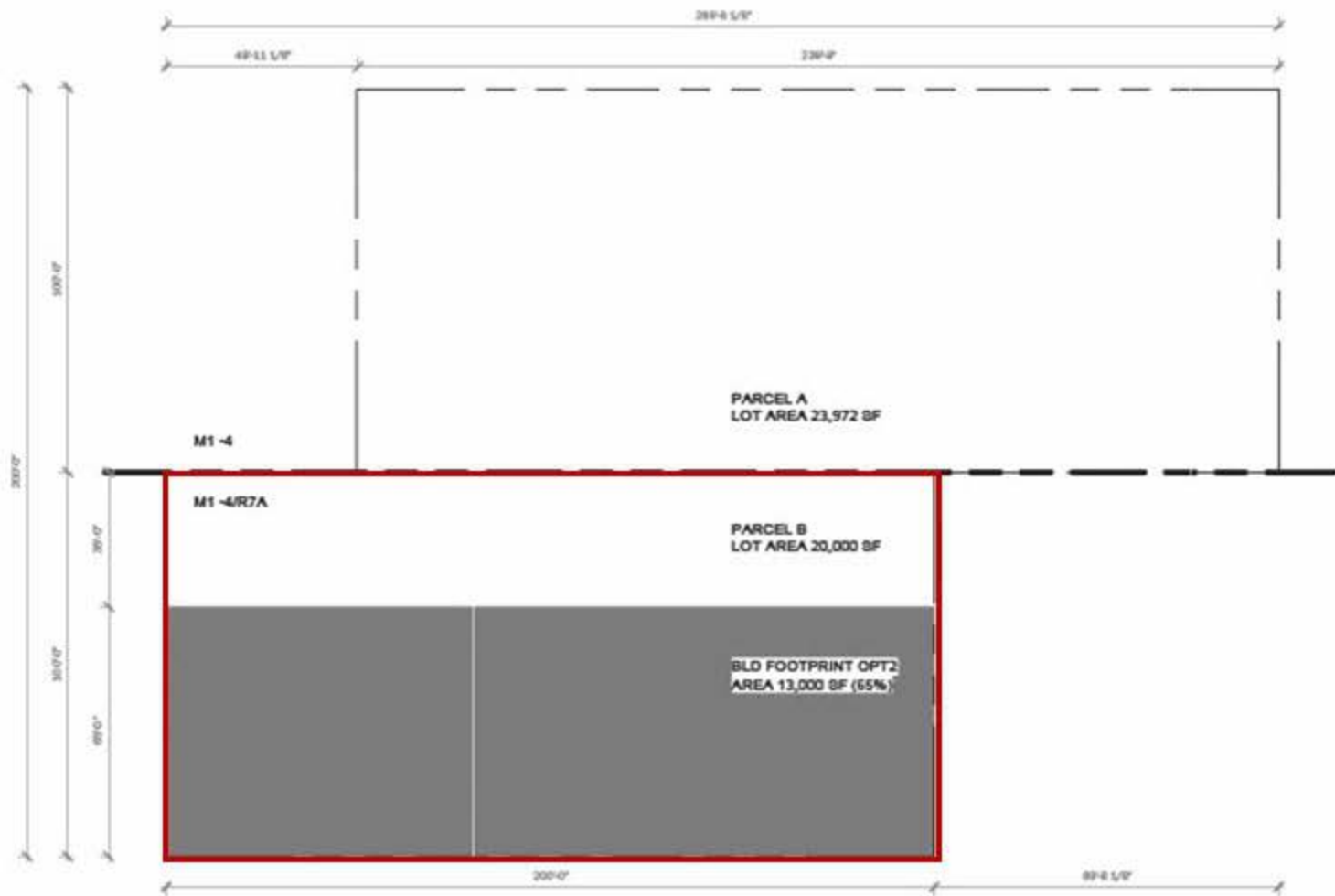
PROJECT NAME
 11-50 44TH AVENUE

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DRAWING NAME
 SECTION DIAGRAM

DRAWING NO.
 X-2

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 THE CONTENTS OF THIS DRAWING WITHOUT
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1 LOT COVERAGE DIAGRAM
 A100 1" = 30'-0"

PROJECT NAME
 11-50 44TH AVENUE

DIVISION

DRAWING NAME
 LOT COVERAGE DIAGRAM

DRAWING NO.
 X-1

RESIDENTIAL OPTION

R7A/M1-4			
LOT AREA= 20,000 SF			
LOT COVERAGE (ZR23-153)			
		ALLOWABLE	PROPOSED
ZR23-153	LOT COVERAGE	20,000 x 65% = 13,000 SF	13000 (65%)
FLOOR AREA RATIO (ZR23-153)			
	FAR	4.00	
	ALLOWABLE FLOOR AREA	20,000 SF x 4.00 FAR= 80,000 SF	
		ALLOWABLE	PROPOSED
	RESIDENTIAL (R7A)	4.00	3.4
	COMMERCIAL (M1-4)	2.00	0.6
	TOTAL	4.00	4
YARD REGULATION			
		REQUIRED	PROPOSED
	FRONT YARD (ZR 35-51)	NONE	NONE
ZR 23-46	SIDE YARD	NONE	NONE
ZR 23-47	REAR YARD	30'	35'
HEIGHT AND SETBACK REGULATION (ZR35-24 e.8)			
		REQUIRED/ PERMITTED	PROPOSED
ZR 23-661	STREET WALL		
	BUILDING SETBACK	10'	10'
ZR 23-662(b)1	MINIMUM BASE HEIGHT	40'	40'
	MAXIMUM BASE HEIGHT	75'	74'
	MAXIMUM BUILDING HEIGHT	85'	85'
	MAXIMUM NUMBER OF STORIES	8'	8
MAXIMUM NUMBER OF DWELLING UNITS			
		PERMITTED	PROPOSED
ZR 23-22	DWELLING UNITS FACTOR	680 SF	RES. F.A. / 680 =68000/680=100 D.U.
ACCESSORY OFF-STREET PARKING			
		REQUIRED	PROPOSED
ZR 25-23	PARKING SPACES	50% OF D.U.	50 P.S.