



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



**SVEN**

958 UNITS  
867,182  
RESIDENTIAL SF  
RENTAL

**NOVA**

86 UNITS  
64,128  
RESIDENTIAL SF  
CONDO

**AURORA LIC**

132 UNITS  
108,075  
RESIDENTIAL SF  
RENTAL

**THE DELMAR**

188 UNITS  
139,670  
RESIDENTIAL SF  
RENTAL

**41-16 29TH STREET**

**LONG ISLAND CITY, NY 11101**

# Residential Development Site for Sale - Exceptional Queens Plaza North Location


12,525 Sq. Ft. - Buildable Steps to the  
59th St./Queensboro Bridge & All Subways

Type  
**Development**

SQUARE FOOT  
 **12,525<sup>SF</sup>**

F.A.R.  
 **5<sup>RESIDENTIAL</sup>**

ZONING  
 **M1-5/  
R7-3, LIC**

PARCEL ID  
 **417**  
BLOCK

 **27**  
LOT

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

# Property Overview

Pinnacle Realty of New York, LLC is pleased to announce that it has been appointed the exclusive agent to facilitate the sale of 41-16 29th Street, Long Island City, NY. This ideally located 12,525 Buildable Square foot site is steps from Queens Plaza, all subways and the 59th Street/Queensboro Bridge, minutes to Manhattan, with convenient access to major routes serving the boroughs of NYC and the tri-state Metropolitan area.

This rare mixed use development site is located in an M1-5/R7-3, LIC zoning district that allows for 12,525 Sq. Ft. of as of right residential and commercial development. Nestled within an Opportunity zone, this site sits within the exploding landscape of Long Island City.

## Features

- 2,505 Sq. Ft. Plot
- Existing 3,500 Sq. Ft. 2-Story Building
- Zoning M1-5/R7-3 LIC
- Residential FAR = 5.0 (12,525 Buildable Sq. Ft.)
- “As of Right” Universal Affordability Preference Development (UAP) 15,030 Buildable Sq. Ft. = 6.0 FAR
- Delivered Vacant



41-16 29TH STREET

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## TRANSPORTATION

**7 N W** QUEENSBORO PLAZA

**E M R** QUEENS PLAZA



59TH STREET BRIDGE  
LIE/BQE

MIDTOWN TUNNEL



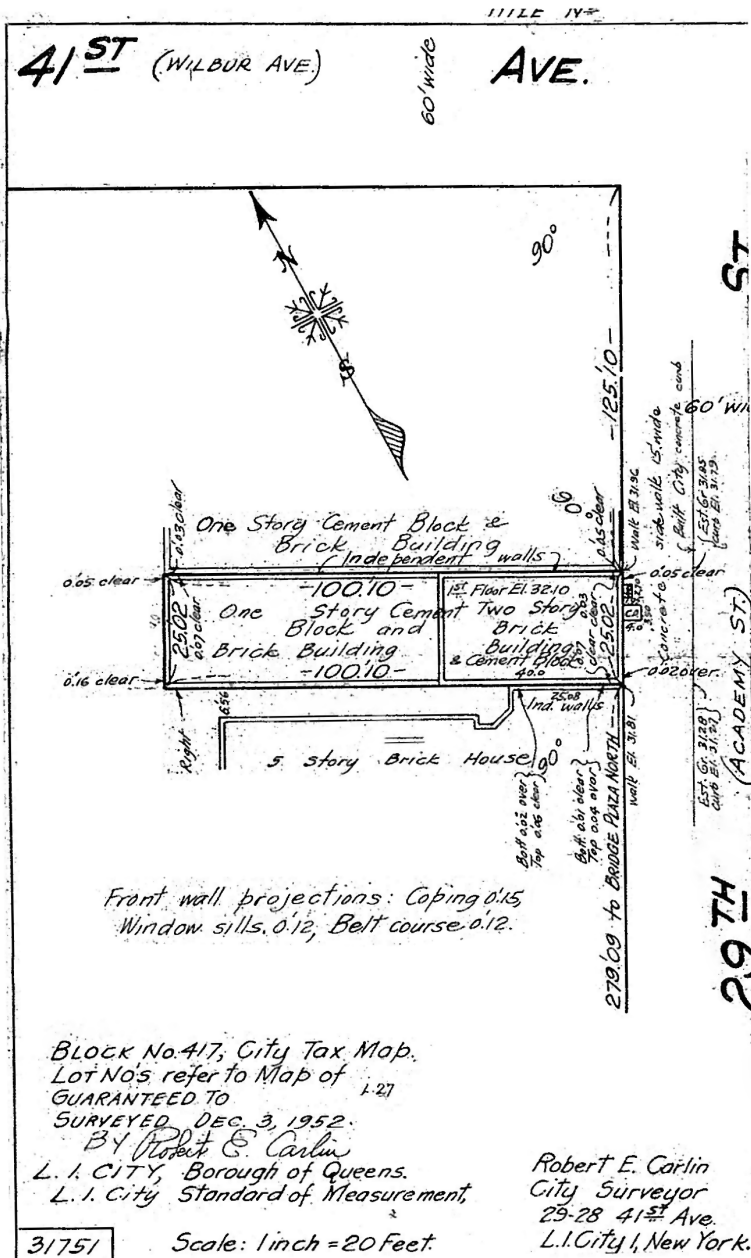
Q102: 31ST ST/  
38TH AVE



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**SURVEY**



34-07 Steinway Street, Suite 202  
 Long Island City, NY 11101  
 718-784-8282  
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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:



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