

FOR SALE  
ASKING PRICE \$2,250,000

# 213-44 38TH AVENUE

Bayside, NY 11361 | **Queens**



PROFESSIONAL BUILDING STEPS TO BELL BOULEVARD  
**REDEVELOPMENT POTENTIAL UP TO 10,000 BSF**

**RIPCO**  
INVESTMENT SALES

## INVESTMENT HIGHLIGHTS

#1

### Professional Opportunity

Two-story professional office building delivered vacant with 4,516 SF with the ideal layout for lawyers, real estate firm, accountants, medical and many others.

#2

### Redevelopment Potential

Located in Bayside with a strong demand for new construction product. Zoning allows for up to 10,000 buildable SF within a split zoning district R6B / C2-2, R4.

#3

### Superior Accessibility & Walkability

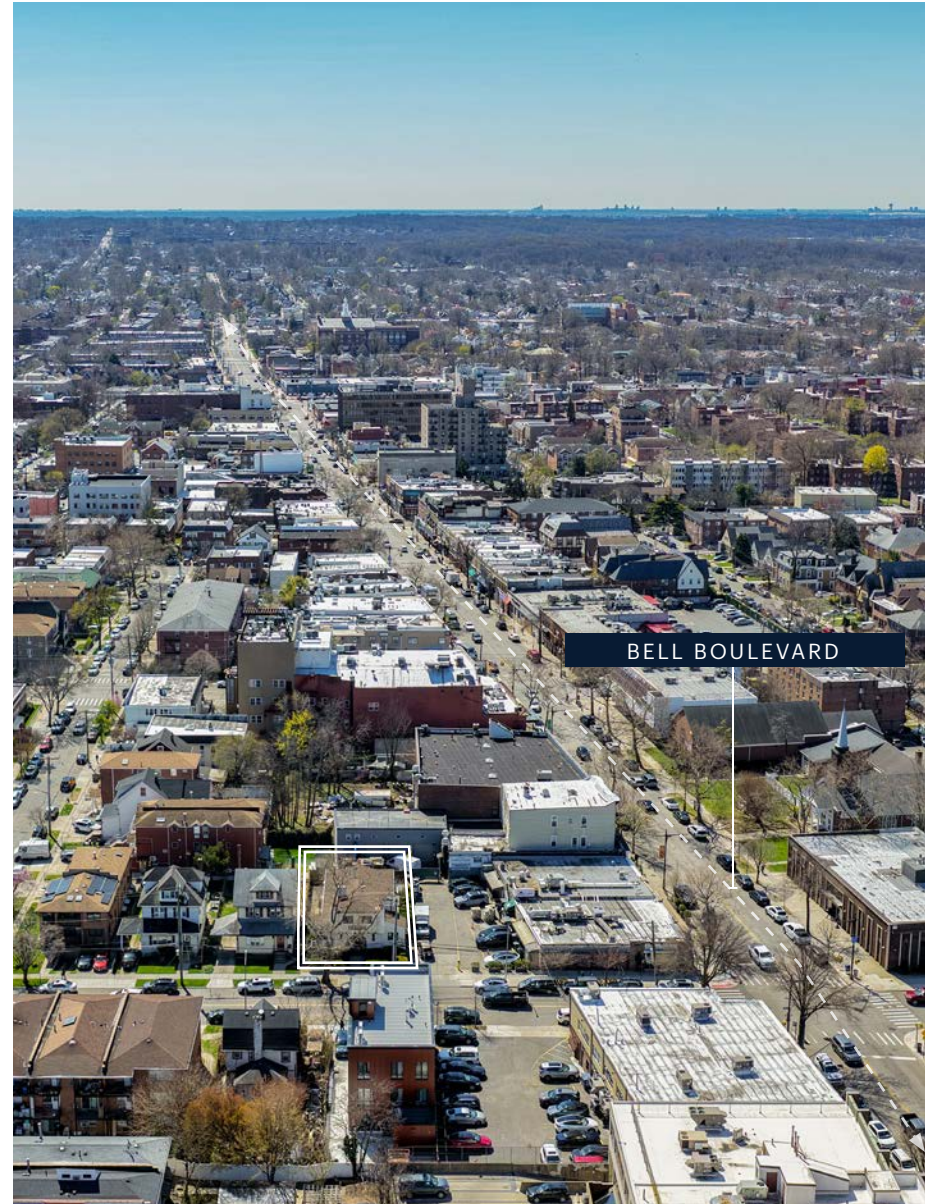
- Bell Boulevard - *less than one minute walk*
- Q13 & Q31 buses - *less than one minute walk*
- Bayside LIRR - *10 minute walk*
- Cross Island Parkway / Clearview Expressway / Multiple Bridges - *within minutes*

#4

### Located in the Heart of Bayside

Bayside is filled with a variety of restaurants, nightlife, and a wide range of local, regional, and national retailers. It offers urban convenience in a suburban Queens setting that boasts strong demographics and highly rated schools.

PLEASE CONTACT EXCLUSIVE BROKER FOR SHOWINGS AND  
DO NOT DISTURB THE OPERATING BUSINESS.



# PROPERTY OVERVIEW

## PROPERTY SUMMARY

### THE OFFERING

|                       |                    |
|-----------------------|--------------------|
| Property Address      | 213-44 38th Avenue |
| Neighborhood / County | Bayside / Queens   |
| Block / Lot           | 6238 / 24          |

### PROPERTY INFORMATION

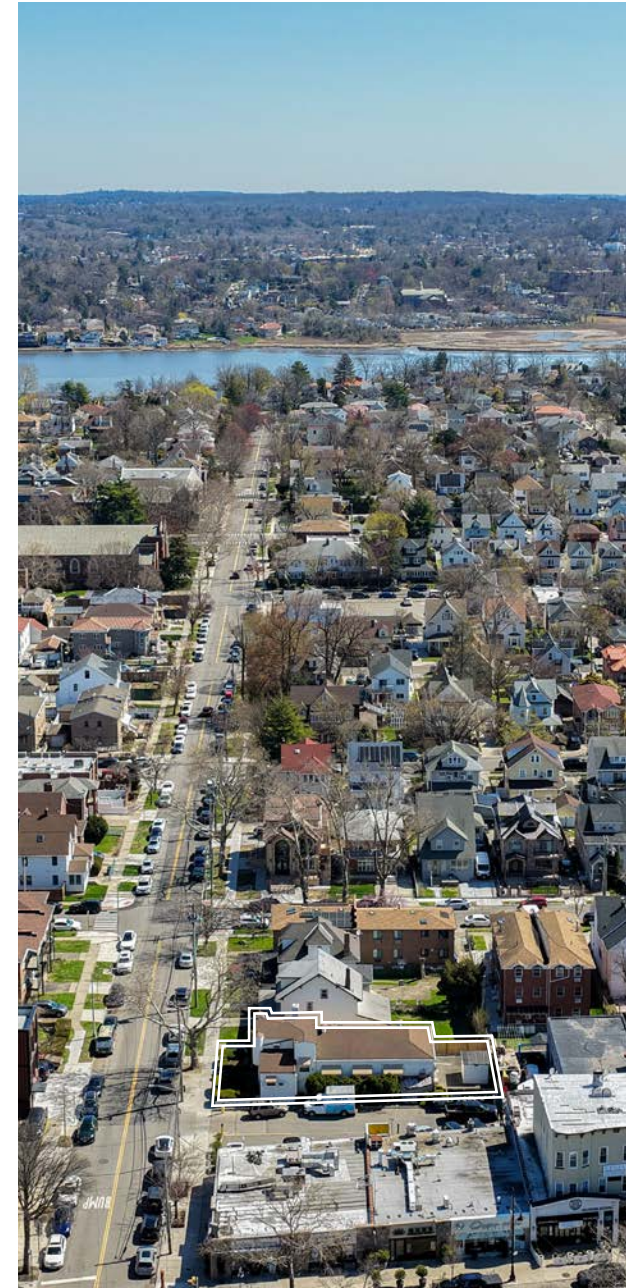
|                |                      |
|----------------|----------------------|
| Gross Lot SF   | 5,000 SF (approx.)   |
| Lot Dimensions | 50' x 100' (approx.) |
| Building Type  | Professional Office  |
| Stories        | 2                    |
| Building SF    | 4,516 SF (approx.)   |

### ZONING INFORMATION

| Zoning                                          | R6B / C2-2, R4 (split zoning) |       |                 |
|-------------------------------------------------|-------------------------------|-------|-----------------|
|                                                 | R6B/C2-2                      | R4    | Total (approx.) |
| Lot SF                                          | 2,200                         | 2,800 | 5,000 SF        |
| Commercial FAR                                  | 2.0                           | -     | -               |
| Commercial Buildable SF                         | 4,400                         | -     | 4,400 SF        |
| Residential FAR                                 | 2.0                           | 1.0   |                 |
| Residential Buildable SF                        | 4,400                         | 2,800 | 7,200 SF        |
| Residential FAR (UAP/Qualifying Sites)          | 2.4                           | 1.5   |                 |
| Residential Buildable SF (UAP/Qualifying Sites) | 5,280                         | 4,200 | 9,480 SF        |
| Community Facility FAR                          | 2.0                           | 2.0   |                 |
| Community Facility Buildable SF                 | 4,400                         | 5,600 | 10,000 SF       |

### NYC TAX INFORMATION

|                        |           |
|------------------------|-----------|
| Assessment (2025/2026) | \$331,200 |
| Tax Rate               | 10.848%   |
| Gross Property Taxes   | \$35,929  |
| Tax Class              | 4         |



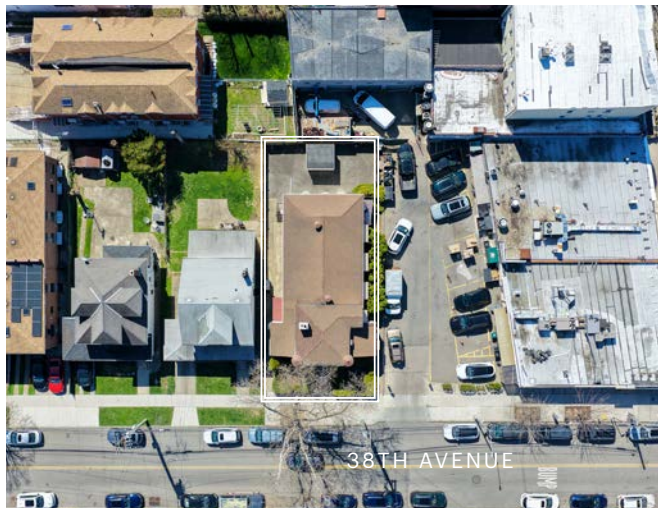
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## SURROUNDING AREA MAP



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## PROPERTY PHOTOS



213-44 38TH AVENUE  
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## INTERIOR PHOTOS



# CONTACT EXCLUSIVE AGENTS

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