

EXCLUSIVE - PRICE REDUCED!

FOR SALE: 14,475 SF PRIME CORNER DEVELOPMENT LOT

11-08 / 10 154TH STREET | WHITESTONE, NY 11357



133' x 110' LOT / NEW SIDEWALK

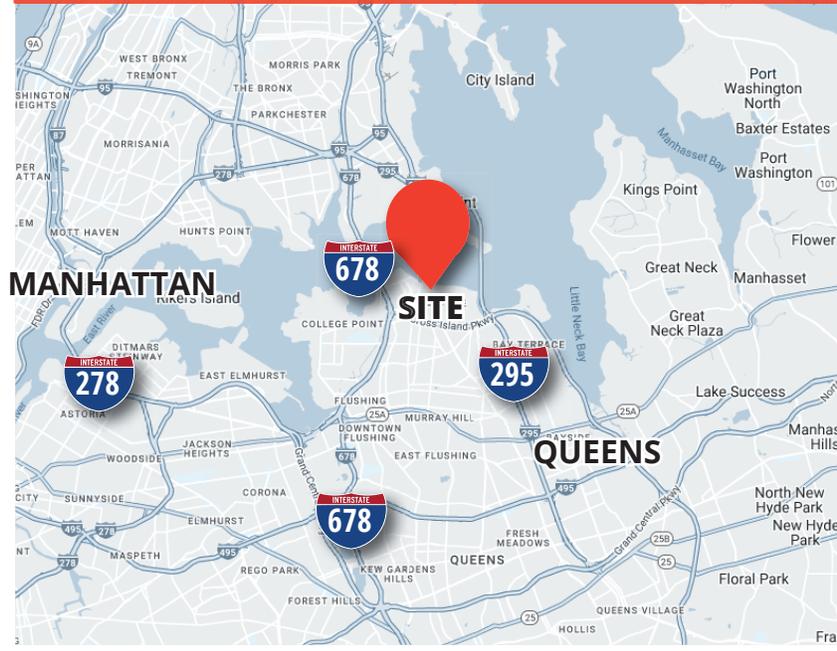
FEATURES:

- **TOTAL AREA:** 14,475 SF
- **HIGH INCOME AREA:** 1,600+ LUXURY CONDOS NEARBY
- **AVERAGE HHI:** 1/2 MILE RADIUS \$137,000
- **AREA SAFETY:** WITHIN LOWEST 10% CRIME RATE FOR ALL PRECINCTS IN NYC
- **ZONED:** R2A, R3-1, C1-2 / COMMERCIAL, MIXED USE, OR FACILITY USE
- **ADJACENT TO WHITESTONE PLAYGROUND;** IDEAL FOR PRE-K OR SENIOR DAY CARE, SENIOR LIVING, CHARTER SCHOOL, MEDICAL OFFICES OR FACILITY, URGENT CARE, COMMUNITY FACILITY!

ACCESS:

- DIRECTLY OFF 
- MINUTES TO ALL OF NEW YORK CITY AND LONG ISLAND!

CORNER LOCATION IN THE HEART OF WHITESTONE!



CALL FOR FULL OFFERING MEMORANDUM!

CONTACT EXCLUSIVE AGENTS:

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