



B · SQUARE

盛世地產

97-44/48 64th Ave,  
Rego Park, NY 11374

# Rare Residential Development Opportunity In The Heart Of Rego Park

EXCLUSIVELY PRESENTED BY  
LI (BARBIE) LI  
LICENSED R.E. BROKER  
347-628-8818



THE  
BARBIE LI  
TEAM





**97-44/48 64TH AVE**  
**REGO PARK, NY 11374**  
OFFERING AT \$5,680,000

B Square Realty is pleased to present the prime development site in the heart of Rego Park. The subject properties are two adjacent lots on 64th Ave between Queens Blvd and 98th St.

This site is currently occupied by 2 Two-Family, the lot size is approximately 49 ft x 100 ft. The property is zoned R7-1.

The property is located in the booming Rego Park neighborhood, enjoying superior accessibility via multiple points of transportation with its close proximity to the E, M & R train stop (Queens Blvd & 63rd Drive) the Q60 bus route (Queens Blvd & 65th Avenue), and direct access to the Long Island Expressway and Grand Central Parkway. The well known Rego Center (Costco, TJ Maxx) is only 2 blocks away.

**FOR MORE INFORMATION  
PLEASE CONTACT**

**Li(Barbie) Li**  
**Licensed R.E. Broker**  
**347-628-8818**



# 97-44/48 64TH AVE, REGO PARK, NY 11374

## OFFERING AT \$5,680,000



**LOT SQFT**

**LOT DIMENSIONS**

**ZONING DISTRICTS**

**FLOOR AREA RATIO (FAR)**

- 4,900
- 49 ft x 100 ft
- R7-1
- Residential FAR 3.44
- Facility FAR 4.8



*\* All info deemed reliable but is NOT guaranteed accurate. Buyers are responsible for verifying the accuracy of all information themselves.*

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# IKEA Will Open Its First Queens Location In Summer 2020

IKEA will open a 115,000-square-foot store in the Rego Center shopping mall next summer, the Swedish furniture giant announced Tuesday.

By Maya Kaufman, Patch Staff

Sep 24, 2019 11:46 am ET | Updated Sep 24, 2019 12:35 pm ET

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IKEA (Courtesy of Rick Uldricks)