

**BERKSHIRE
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LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES



MULTI FAMILY DEVELOPMENT **FOR SALE**
6707 BEACH CHANNEL DR
ARVERNE | NY

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PROPERTY SUMMARY

Berkshire Hathaway Commercial Services is pleased to present **6707 Beach Channel Drive in Arverne, Queens**, a fully approved development opportunity in one of New York City's fastest-growing waterfront communities.

With the passage of the "City of Yes" in 2024—the most significant code update since 1961 aimed at increasing New York City's housing stock—this project is now eligible to amend its existing plans from a six-unit, mixed-use development to an **eight-unit fully residential building with no commercial component required**.

The property consists of a **3,485 SF (0.08-acre) parcel zoned R5-D with plans for a four-story, 5,330 SF building**. The plans included in our Offering Memorandum represent the increased yield of eight units, proposed as follows:

- **Ground Floor:** One studio apartment and one 1-bedroom, 1-bath apartment
- **Floors 2, 3, and 4:** offer two 1-bedroom, 1-bath units per floor

The site includes **on-site parking spaces** and has already been demolished, allowing a developer to **begin sitework and vertical construction immediately upon plan amendment**.

Ideally located in the rapidly evolving **Arverne neighborhood**, the property offers outstanding access to transportation and local amenities. It sits directly across from the **Q22 and QM17 bus lines**, just **688 feet from the A Train**, **approximately 15 minutes from the Belt Parkway**, and a short drive to **JFK Airport**. Located just **minutes from Rockaway Beach and the Boardwalk**, 6707 Beach Channel Drive presents a rare opportunity to develop a fully entitled asset in one of Queens' most exciting and expanding markets.

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ARVERNE, NY**

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ASKING PRICE

SUBMIT ALL OFFERS

PROPERTY INFORMATION

BUILDING SIZE
5,330 SF

LOT SIZE
0.08 AC

STORIES
4

UNIT MIX
**(7) 1-BD/1-BTH
(1) STUDIO**

ZONING
R5-D
**(CLICK HERE FOR
PERMITTED USES)**

FAR
1.5

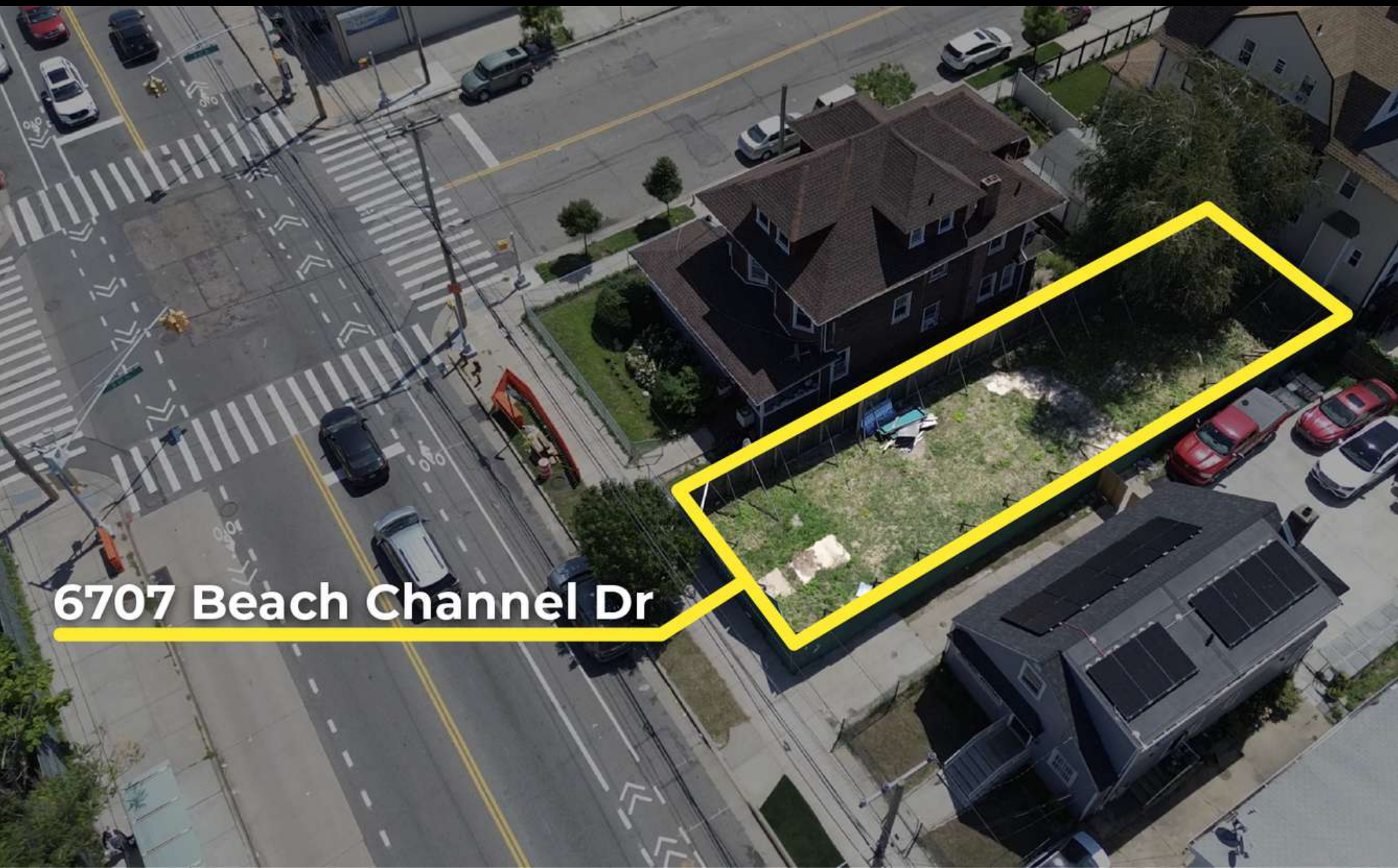
FRONTAGE
34' X 100'

PARCEL #
0100-216-00-04-00-007-000

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PARCEL MAP



6707 Beach Channel Dr

RETAIL MAP



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GROUND PHOTO



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PROPERTY VIDEO



CLICK HERE

To watch a video showcasing
this property

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SCALE: 1/4" = 1'-0"	02
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SECOND THRU FOURTH FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1' - 0''$

NOTES

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CLIENT:
6707 BEACH CHANNEL LLC

DOB STAMP & SIGNATURE

DOB NOW#000494044-11

4-STORY, EIGHT FAMILY BONG.
6707 BEACH CHANNEL DR.
QUEENS, NY 11692

FLOOR PLANS

SCAL & SIGNATURE



PRODUCT NO. 1555-761
 DRAWING SEE NH
 CRY. 3P. MOD
 LG NO
A-101.00
 CRD FILE NO 16 OF



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