



Denham Wolf markets two properties for AHRC NYC totaling 131,995 s/f

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Queens, NY Denham Wolf Real Estate Services (Denham Wolf) and client AHRC New York City (AHRC NYC) put two properties – 32-03 and 31-17 39th Ave. – on the market, a combination of two facing corner lots in Long Island City. The properties represent a significant development site in a Qualified Opportunity Zone at the intersection of Queens Plaza's modern luxury, Dutch Kills' mix of historic, industrial, and residential streets, and Astoria's culturally rich community.

With a maximum total zoning area of 131,995 s/f, the properties comprise a cleared lot and a former warehouse repurposed as a 17,600 s/f community center, home to AHRC NYC's Cyril Weinberg Day Habilitation Center. Together they offer a broad range of re-use and ground-up redevelopment options in a NYC neighborhood with access to Midtown Manhattan.

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