

# \$3,100,000 - 70-11 Ditmars, East Elmhurst

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MLS® #496190

**\$3,100,000**

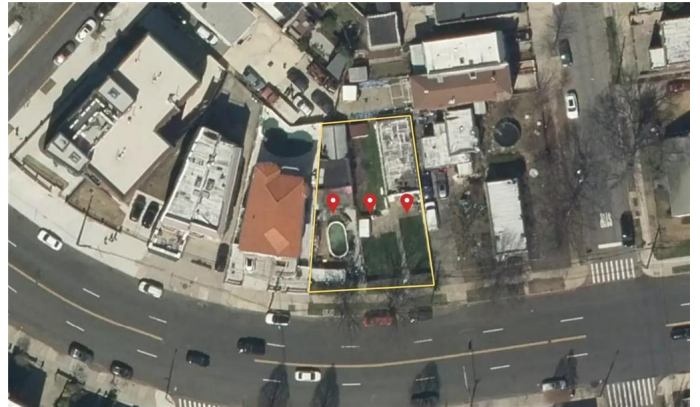
0 Bedroom, 0.00 Bathroom,  
Vacant Land

N/A, East Elmhurst, New York

A truly exceptional opportunity to acquire three contiguous parcels located at 70-09, 70-11 and 70-07 Ditmars Boulevard in the highly coveted Upper Ditmars/Astoria Heights neighborhood. With a combined lot size of approximately 7,366 square feet and R4 zoning, this assemblage is a developer's dream "perfectly suited for new residential construction in one of Queens's most desirable enclaves.

Upper Ditmars is one of the borough's most sought-after markets, offering a unique blend of quiet, tree-lined living with close proximity to transit, schools, shopping, and dining. Demand here consistently outpaces supply, making this a prime location for a signature project that will capture both buyers and long-term value.

This is a very rare find "a chance to develop in an area where opportunities of this scale almost never come to market.



## Essential Information

MLS® #	496190
Price	\$3,100,000
Bathrooms	0.00
Type	Vacant Land
Sub-Type	Land
Status	Active

**Community Information**

Address	70-11 Ditmars
Area	East Elmhurst
Subdivision	N/A
City	East Elmhurst
County	Queens
State	New York
Zip Code	11370

**Additional Information**

Date Listed	September 29th, 2025
Zoning	R4
Tax	\$5,239

Listing courtesy of Century 21 Awaye Realty

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