

# Chang of Highcap Group completes \$15.9 million sale of Anchor Inn Hotel

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Kristine Wolf

Charles Chang, Highcap Group

**Queens, NY** Charles Chang, a senior director at Highcap Group, has arranged the sale of the Anchor Inn located at 215-34 Northern Blvd., between 215<sup>th</sup> Pl. and 216<sup>th</sup> St., in the Bayside neighborhood. The two-story 27,000 s/f, 66-key hotel was under long-term ownership for close to 50 years and comes with an additional 13,000 s/f of air rights.

Chang said, “The flexible C2-2/R6B zoning allows for multiple uses. Potential plans include the addition of one floor plus another 44 keys which would bring the total to 110 with a maximum usable floor area of 40,000 s/f.” The property is situated west of the Cross Island Pwy., and within walking distance to the Long Island RR Bayside Station. It has 200 ft. of frontage on Northern Blvd., a busy thoroughfare near the main shopping district on Bell Blvd.

The property sold for \$15.9 million, which is \$241,000 per key.



Anchor Inn, 215-34 Northern Blvd. – Queens, NY