

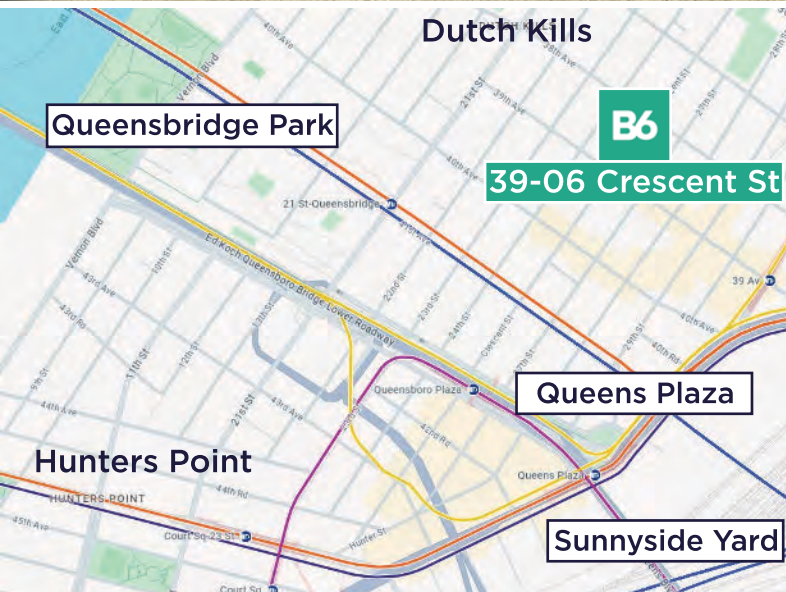


\$4,500,000

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 39-06 Crescent Street, in Long Island City, Queens (the "Property"). The Property is a prime commercial asset with incredible optionality, investor and user potential. In its current configuration, the Property is a two-story warehouse (plus mezzanine) and garage occupied by two full-floor commercial tenants. The Certificate of Occupancy allows for garage, warehouse, storage, showroom and office uses. The Property is located on the west side of Crescent Street just off 39th Avenue in Dutch Kills, three blocks from Queensboro Plaza.

Property Information

Block/Lot	QN: 395 / 23
Lot Dimensions	50' x 100.17'
Lot Area (SF Apprx.)	5,009
Gross Square Feet (Apprx.) ¹	10,400
Zoning ²	M1-2 / R5D / LIC
Special Purpose District ²	LIC Mixed-Use / Dutch Kills
FAR (Commercial) ²	3.00
FAR (Residential) ²	2.00
Zoning Floor Area (SF Apprx.) ²	15,026
Air Rights (SF Apprx.) ²	10,026
Assessment ('24-'25)	\$524,070
Taxes ('24-'25)	\$55,509



- 1- Gross Square Feet includes legal basement & mezzanine.
- 2- Located within Dutch Kills Subdistrict within Special Long Island City Mixed-Use District.

Highlights

- Two-Story Industrial / Commercial Property.
- Two Curb-Cuts and Legal Garage (12-Vehicles).
- 14ft - 17ft Ceiling Heights.
- Flexible Uses: Garage, Storage, Warehouse, Showroom, Office.
- Future Development Potential.

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39-06 Crescent Street

Industrial | Warehouse | Garage | Development

FOR SALE

Rent Roll

Space	Status	RSF	Lease Expiration	RE Tax Reimbursements	Pro-Forma		
					Monthly Rent	Annual Rent	Rent/SF
Lower Level	Vacant	4,500 sf	-	-	\$9,375	\$112,500	\$25/sf
Upper Level	Occupied	4,900 sf	11/30/2030	30% Over Base Year 2015/16	\$9,566	\$114,792	\$23/sf
Total		9,400 sf			\$18,941	\$227,292	\$24/sf*

Revenue & Expenses

Gross Annual Income \$227,292

Tax Reimbursement Income \$6,144

Less General Vacancy 5.0% (\$11,365)

Effective Gross Income \$222,071

Real Estate Taxes \$5.34 /sf \$55,509

Insurance \$1.00 /sf \$10,400

Water/Sewer \$0.60 /sf *Tenant Pays* -

Heat \$0.60 /sf *Tenant Pays* -

Electric \$0.25 /sf *Tenant Pays* -

Repairs & Maintenance \$1.00 /sf \$10,400

Management 3.0 % \$6,662

Total Expenses 37.4% \$82,972

Net Operating Income \$139,100

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New York State Housing and Anti-Discrimination Disclosure Form: <https://dos.ny.gov/system/files/documents/2021/03/2156.pdf>



Interior Rendering - Lower Level



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