



46-13 27TH STREET
LONG ISLAND CITY, NY 11101
AVAILABLE FOR LEASE OR SALE

10,000 SQFT
LONG ISLAND CITY WAREHOUSE

PROPERTY INFORMATION

Building Size	10,000 SqFt
Plot Size	6,000 Sqft
Block	271
Lot	6
Zoning	M1-4
Far	2
Real Estate Taxes	\$46,986

BUILDING FEATURES

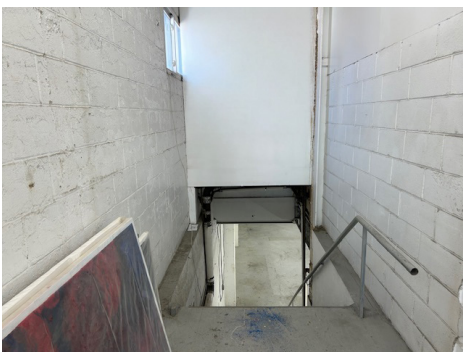
Loading Docks	2
Ceiling Height	12'-15'
Heat	Gas Blowers
Electric	Three Phase
Bathrooms	4

Asking Price: Upon Request

Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice.
Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



INTERIOR PHOTOS



Form 54 (Rev. 8/83)

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH

QUEENS

DATE: 2-20-91

NO. Q-23815

This certificate supersedes C.O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building - premises located at

46-07 27th St.

ZONING DISTRICT

Block 271

Lot 6

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

400037839

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LB. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING Dwelling OR SLEEPING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	50	4			16	D1	CUSTOM FURNITURE MAKING SHOP
1st	50	4			16	B2	WAREHOUSE ACCESSORY TWO (2) CAR GARAGE

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED
WITHIN THE BUILDING IN ACCORDANCE WITH THE RULES
OF THE DEPARTMENT PROMULGATED MARCH 31ST, 1962.

OPEN SPACE USES

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

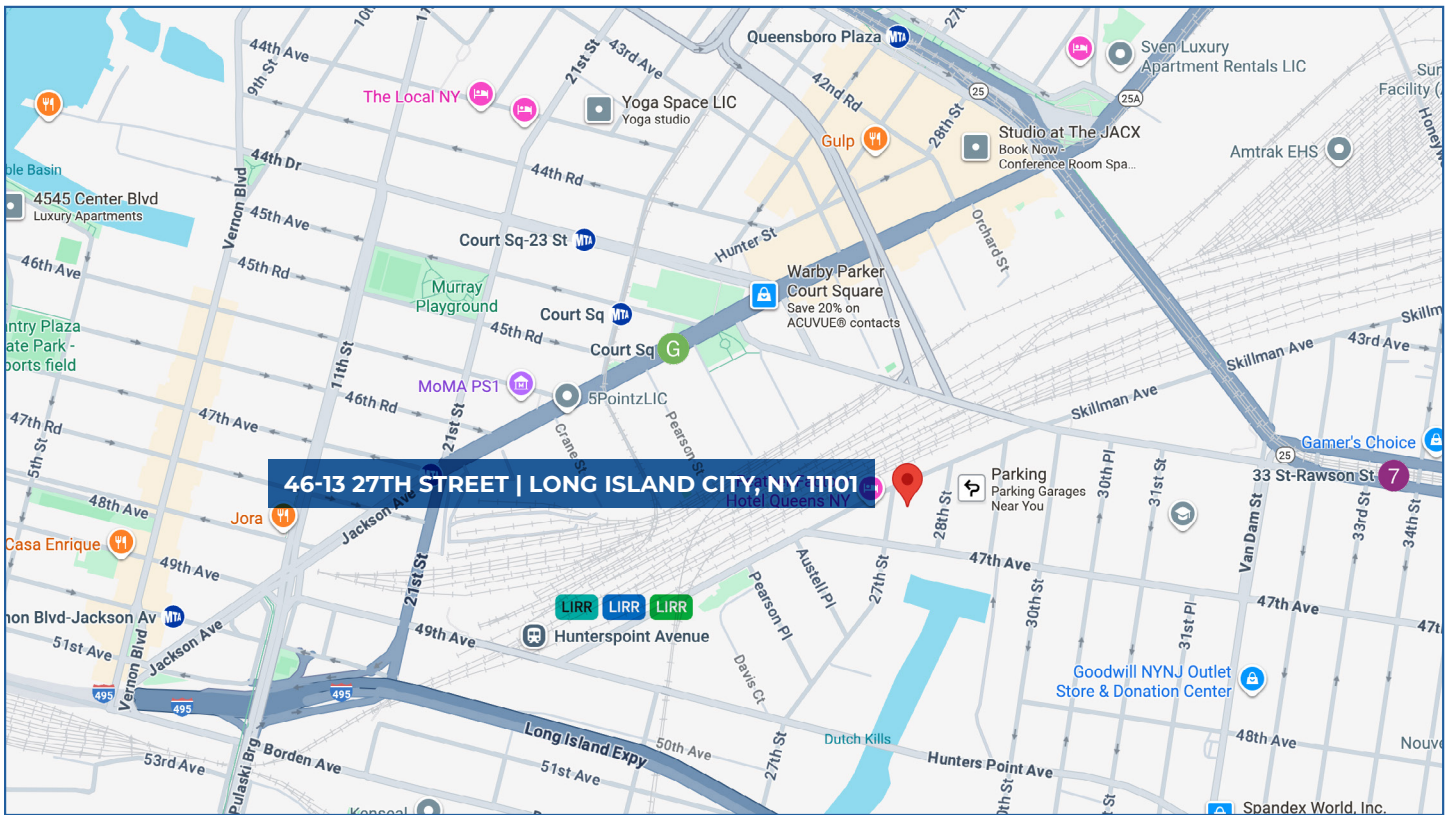
Philip E. Oline
BOROUGH SUPERINTENDENT

Q-2
Commissioner
COMMISSIONER

☐ ORIGINAL ☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☒ COPY

TRANSPORTATION BY CAR OR TRAIN



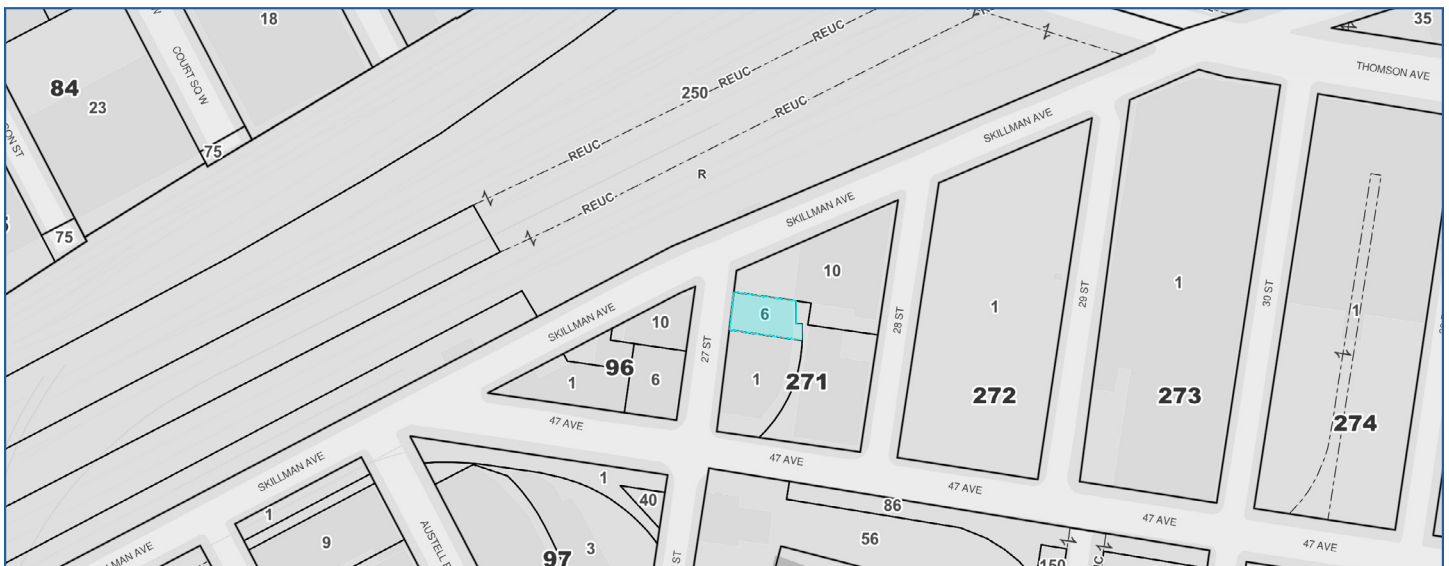
KEY TRANSPORTATION

- G 12 minute walk
- 7 12 minute walk

LIRR LIRR LIRR 11 minute walk

17 minute drive to Manhattan via Queens Midtown Tunnel
16 minute drive to Manhattan via Ed Koch Queensboro Bridge

PROPERTY TAX MAP



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Exclusive Agent • Matthew Kaplon

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