

8-07 38th Avenue
Long Island City, NY 11101



**Existing Industrial Warehouse
With Potential Redevelopment
Priced to Sell
Blocks from 59th St Bridge**

Property Highlights

- Land Area: 5,005 Sq. Ft.
- Two-Story Building: 6,250 Sq. Ft.
- M-1-3 Zoning
- FAR of 5.0 possess a Total Buildable: 25,025 Sq. Ft.
- Two-Overhead Loading Doors
- Ceiling Height: 16 Foot
- 20% Finished Office Space
- Commercial Kitchen
- Large Walk-in Freezer
- Asking Price: \$3,999,999















Charles Rutenberg
Realty, Inc.
255 Executive Drive
Suite 104
Plainview, New York
11743

Investment Sales
Leasing and
Advisory Services

Exclusive Broker

Brian Donegan, NY Licensed Sales Agent

516-728-8488

Brian.Donegan@crrnys.com