

2,550 SQFT WAREHOUSE WITH AIR RIGHTS FOR SALE LONG ISLAND CITY - OPPORTUNITY ZONE LOCATION



38-62 13TH STREET, LONG ISLAND CITY, NY 11101

PROPERTY INFORMATION

Building SqFt	2,550 SqFt
Plot	25' x 102'
Block & Lot	472/681
Zoning	M1-3
FAR	5
RE Taxes	\$10,057
Air Rights	12,750 BF

BUILDING FEATURES

Ceiling Height	14'
Loading	1 Drive In
Heat	Gas Blowers
Electric	200 Amps

OFFICES

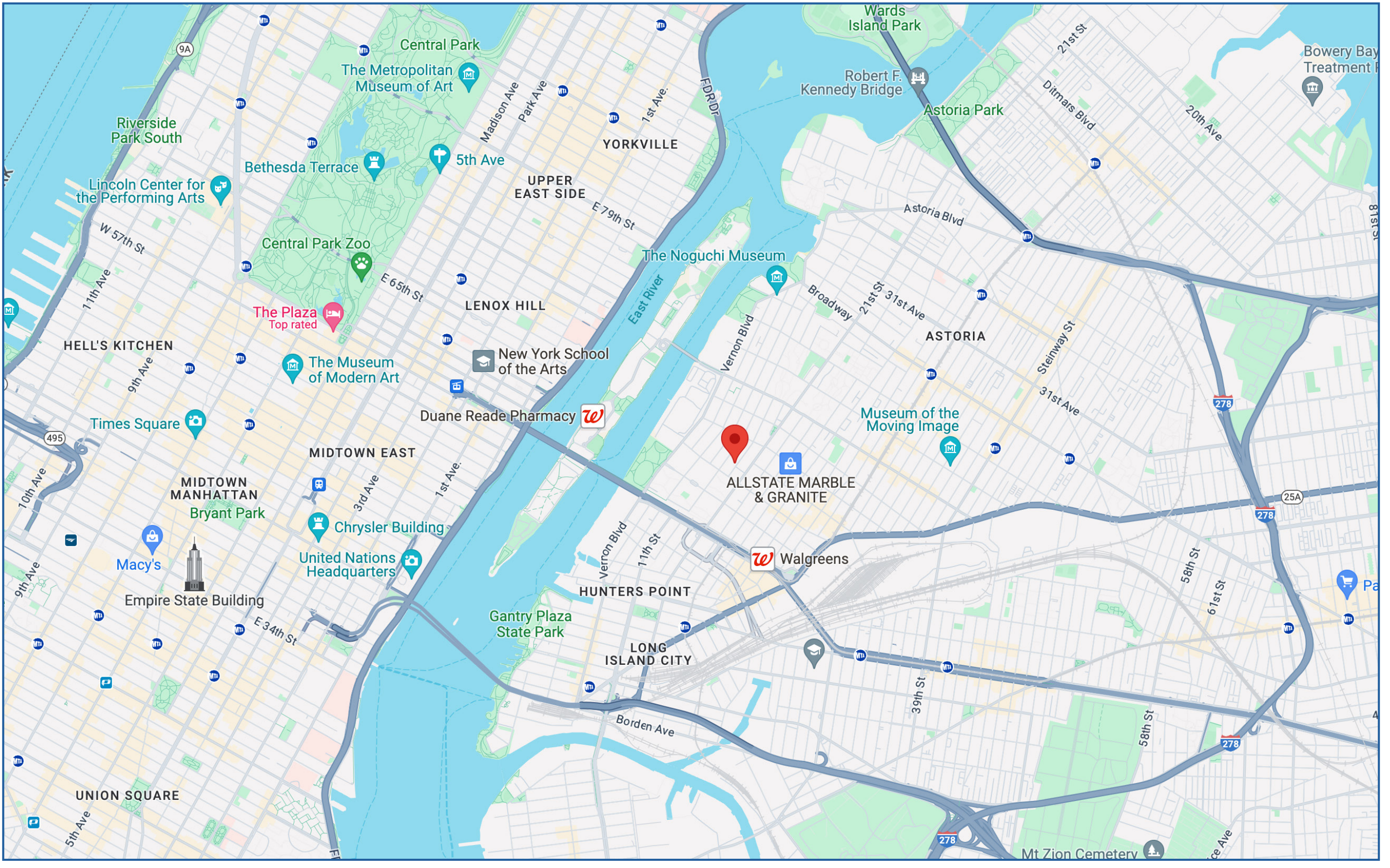
Size	700 Sqft
Bathroom/Kitchenette	Yes

Sale Price: \$2,250,000

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.



TRANSPORTATION BY CAR OR TRAIN



KEY TRANSPORTATION

- 5 minute walk to the subway, F train
- 14 minute walk to the subway, 7 train
- 14 minute walk to the subway, N W trains
- 12 minute drive to the Queensboro Bridge

PROPERTY TAX MAP



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Form 54-C (Rev. 4/62)-80M-601036(62) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, THE CITY OF NEW YORK

Date 8/9/64

No. Q 157127

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the new ~~subdivision~~ building—premises located at

38-62 13th. St. Block 472 Lot 681

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the West side of 13th. St. 308.28' feet North from the corner formed by the intersection of 40th. Ave. and 13th. St. running thence W. 106.44' feet; thence N. 25' feet; thence E. 102.37' feet; thence S. 25' feet; thence ... feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~2303/63~~ No.—N.B. 2303/63 Construction classification— Fireproof
 occupancy classification— Comm. Height 1 stories, 14 feet.
 Date of completion— 7/22/64 Located in M1-3 Zoning District.
 time of issuance of permit.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: } (Calendar numbers to be inserted here)
 and The City Planning Commission:

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces
 Off-Street Loading Berths

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
1	On gr.	4	Factory, Office & Warehouse (Use Gr. 17)

SEWER DISPOSAL: Clear DISCHARGE INTO EITHER SANITARY OR COMBINED SEWER (DOES) (DOES NOT)
 STORM DRAINAGE: Clear DISCHARGE INTO EITHER STORM OR COMBINED SEWER (DOES) (DOES NOT)

OFFICE COPY—DEPARTMENT OF BUILDINGS

Borough Superintendent



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