



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



**18-21 41ST STREET**

**ASTORIA, NY 11105**

# 4,500 Sq. Ft. For Sale—Best on Market!

Modern Construction- Built in 2015  
ICAP Tax Abatement  
**Ideal For Owner/User or Investor**

Type

**Warehouse / Retail / Industrial**



SQUARE FOOT

**4,500<sub>SF</sub>**



ZONING

**M1-1**



CLEAR HEIGHT

**16' - 17'**



PARCEL ID

**802**

BLOCK



LOADING

**1 LARGE DRIVE-IN DOOR**



**39**

LOT

PRICE

**Upon Request**

**718-784-8282 / PINNACLERENY.COM**

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

# Property Overview

## Features

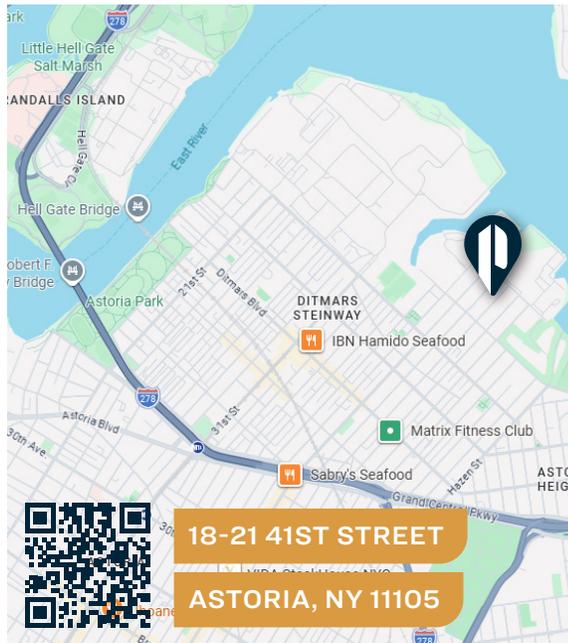
- **Ground Floor Warehouse:** 2,500 Sq. Ft.
- **2nd Floor:** 2,000 Sq. Ft. HVAC
- 1 - Large Drive-In Door
- 16'-17' Ceiling Height
- Fireproof Construction
- Fully Sprinklered
- Passenger Elevator
- 400 AMP Electrical Service

## Nearby

- Steinway Street
- Ditmars Blvd.
- La Guardia Airport
- Grand Central Parkway
- Triborough Bridge
- Brooklyn Queens Expressway
- Long Island Expressway



INTERIOR



18-21 41ST STREET

ASTORIA, NY 11105

## TRANSPORTATION

**N W** ASTORIA-DITMARS BLVD

- GRAND CENTRAL PKWY
- LGA
- BQE
- LIE
- TRIBOROUGH BRIDGE
- QUEENSBORO BRIDGE

**MTA Bus** Q100: 20TH AVE/STEINWAY ST



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