

EXCLUSIVE FOR SALE

36-48 38th Street, Long Island City, NY 11101

# 12,500 SF COMMERCIAL PROPERTY MAJOR PRICE REDUCTION FOR AN "AS-IS" SALE!

**Seller Financing Now Available -  
Under \$5M Purchase Price at  
Under 5% Interest Rate**



## PROPERTY OVERVIEW

LOT SIZE: 100' X 100'  
 BUILDING SIZE: GROUND FLOOR - 10,000 SF  
 2ND FLOOR - 2,500 SF  
 CEILING HEIGHT: 15 FT  
 FEATURES: 10,000 SF PLOT (100' X 100')  
 10,000 SF GROUND FLOOR WAREHOUSE  
 2,500 SF TV STUDIO  
 POWER: 600 AMPS  
 QUICK ACCESS: QUEENSBORO BRIDGE, NORTHERN BLVD,  
 I 278 AND I 495  
 WALK to Subways: E, F, M, R

**BE IN THE HEART OF THE NORTHERN BLVD. CORRIDOR!**



**NEXT TO NEW LEXUS OF QUEENS SHOWROOM!**

## CONTACT EXCLUSIVE AGENT

**KYLE MALTZ**

Office: 718-786-5050 X 218

kmaltz@greiner-maltz.com

**GREINER-MALTZ**  
REAL ESTATE

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 718-786-5050 | GREINERMALTZ.COM | CREATING OPPORTUNITIES TOGETHER

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.

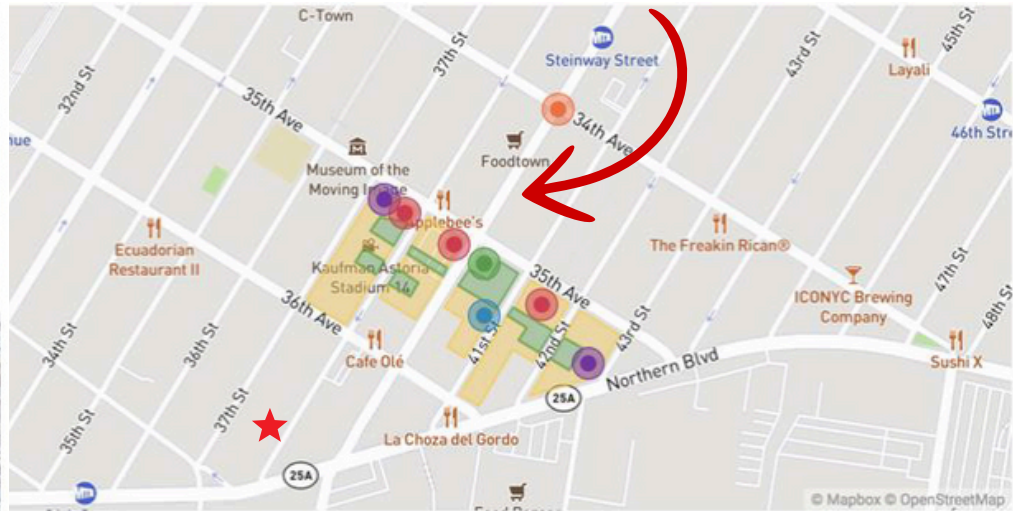
**EXCLUSIVE FOR SALE**

**36-48 38th Street, Long Island City, NY 11101**



**TWO MONTH TO MONTH TENANTS - IMMEDIATE INCOME STREAMS!  
BUY NOW, OCCUPY WHILE COLLECTING RENT  
OR DEVELOP - 24,000 BUILDABLE SQUARE FEET (2.4 FAR)**

**JOIN LEXUS, MERCEDES-BENZ, AND FUTURE 'INNOVATION Q.N.S.' DEVELOPMENT!**



- Project Boundary
- Public Open Space
- Community Facility Anchor
- Retail Anchor
- Office Space
- Public Transportation
- ★ **SUBJECT PROPERTY**

## CONTACT EXCLUSIVE AGENT

**KYLE MALTZ**

Office: 718-786-5050 X 218

kmaltz@greiner-maltz.com

**GREINER-MALTZ**  
REAL ESTATE