



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / LEASE**



**220-222 CITY ISLAND AVENUE**

**CITY ISLAND, NY 10464**

# Rare 53,000 Sq. Ft. Contractors Yard

For Sale/Lease in City Island

Type  
**Land**



SQUARE FOOT

**53,000** RSF



LOADING

**4** DRIVE-INS



ANNUAL R.E. TAXES

**\$83,000** YEAR



ZONING

**M1-1**



PARCEL ID

**5641**

BLOCK



**296**

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.



## PICTURES





# CERTIFICATE OF OCCUPANCY



## Certificate of Occupancy

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CO Number: 200755655F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OSP	2	OG	K		17A	CONTRACTOR'S YARD.
OSP					16C	COMMERCIAL VEHICLE STORAGE ESTABLISHMENT, PERFORMANCE STANDARDS FOR AN M-1 DISTRICT TO BE, COMPLIED WITH.
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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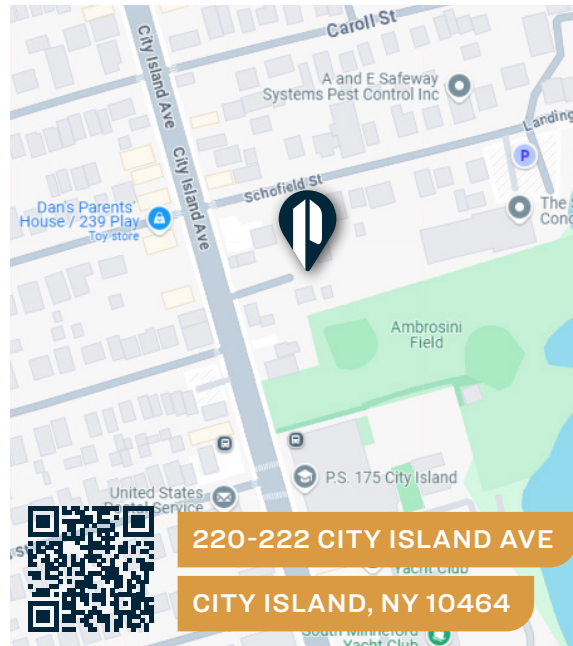
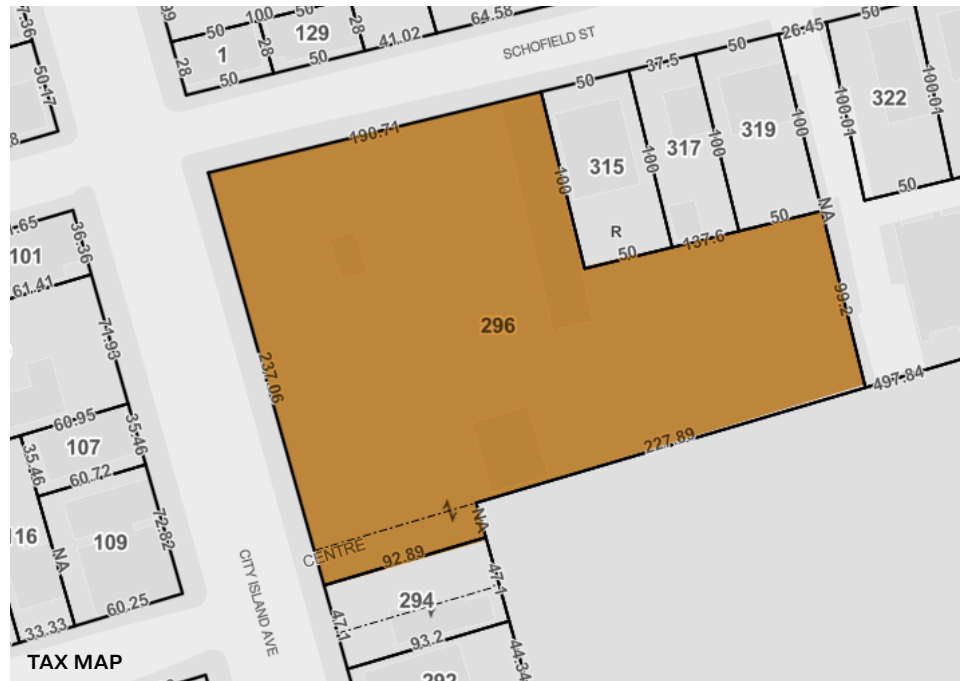
# Property Overview

## Features

- **Lot Size:** 53,000 Sq. Ft.
- **Building Size:** 3,000 Sq. Ft.
- 235' Frontage/Corner Property
- Contractor Yard C of O
- Utilities On-Site
- 20 Minutes to Manhattan

## Ideal For

- Contractors
- Scaffolding
- Fleet Parking
- Material Storage
- And More!



## TRANSPORTATION



HUTCHINSON  
RIVER PKWY  
BRUCKNER EXPY  
CROSS BRONX  
EXPY  
NEW ENGLAND  
THRUWAY



BX29, BXM8:  
CITY ISLAND AVE/  
WINTERS ST



34-07 Steinway Street, Suite 202  
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718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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