

FOR SALE

ASKING PRICE: **\$3,250,000**

Price Per Sq Ft: **\$401**



57-10 GRAND AVE

MASPETH | QUEENS NY 11378



8,100 sf

Lot Size



105' x 125'

Lot Dimension



5,800 sf

Building Size



M1-1

Zoning




2622-134

2622-133

Block & Lot

PROPERTY HIGHLIGHTS

- 8,100 sf total lot size
- 5,800 sf building size
- 2,300 sf private gated side yard/lot
- 14' high Loading dock that can accommodate a tractor trailer
- 11' interior ceiling heights
- Ample Electric
- Accessibility: Conveniently located with easy access to major highways including the , public transportation, and nearby amenities, making it easy for employees and clients to reach.
- Local Surroundings: Situated in a vibrant commercial area with nearby dining, retail, and services, enhancing the appeal of the location.

AREA OVERVIEW

Located in the heart of Maspeth amongst all major companies including, Amazon, UPS, FedEx, Grainger, Bimbo, Snapple, Ferguson, Restaurant Depot, Chase Bank, Bank of America, Citi Bank, Dunkin Donuts, Panera Bread, Home Depot, Chipotle, Smash Burger, Jersey Mikes, Benjamin Moore and many more.

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EXECUTIVE SUMMARY



8,100 sf

Lot Size



105' x 125'

Lot Dimension



5,800 sf

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Block & Lot

ASSET OVERVIEW

Tide Realty Group has been exclusively retained for the Sale of **57-10 Grand Ave Queens NY 11378**. Discover a spacious and versatile **5,800 square** foot warehouse space available for sale in the heart of **Maspeth** Queens. This well-appointed facility is ideal for a variety of businesses seeking a versatile and convenient workspace.

57-10 Grand Ave is a free standing one-story commercial industrial/warehouse in Maspeth, Queens, conveniently located on the South side of Grand Ave between 57th St. & Rust St.

The **5,800-sf building** sits on a **105' x 125', 8,100 sq. ft. lot**, and has a **2,300-sf gated private lot** large enough to park 12+ vans. In addition, the building is equipped with **11' ceilings**, a **14' roll up front gate**, and a **loading dock** capable of accommodating tractor trailers.

Access to other boroughs is facilitated by multiple highways and bridges, and the property is also in close proximity to airports. 57-10 Grand Ave is located only 1.5 miles from both major highways in the area, Route 278 (Brooklyn Queens Expressway) and Route 495 (Long Island Expressway), which enables quick access to Manhattan, Brooklyn and Long Island. The property is 3 miles from the Williamsburg Bridge, and 4 miles from the Queens Midtown Tunnel entrance, affording additional routes into Manhattan. La Guardia airport is 5.5 miles away, with JFK Airport located 12 miles from the subject property.

The popularity of Maspeth for industrial and distribution sites, has drawn many large name corporations. Notable tenants in the immediate area include multiple Fed-Ex locations, UPS Maspeth & Customer Center, Manhattan Beer Distributors, Peterbilt of New York City, Bimbo Bakeries and Amazon's new \$300M+ Logistics development site, across the street from the subject property. 57-10 Grand Ave has an enormous range of possible uses including retail, office, warehouse, fitness center, and/or a creative space.

This well-appointed facility is ideal for a variety of businesses and is an excellent opportunity for businesses looking to establish themselves in a dynamic neighborhood.

KEY FEATURES

THE OFFERING

Address:	57-10 Grand Ave
County:	Maspeth Queens
Location:	Located on the South Side of Grand Ave between 57th St. & Rust St.
Block & Lot:	2622-134 2622-133

PROPERTY INFORMATION

Lot Dimensions:	105' x 124' (Irr.)
Lot SF:	8,100 SF (approx.)
Building Dimensions:	84' x 96.5'
Stories:	1
Year Built / Last Altered:	1951
Above Grade Gross SF:	5,800 SF (approx.)
Total Gross SF:	5,800 SF (approx.)
Commercial Units:	<u>1</u>
Total Units:	1
Above Grade Commercial SF:	5,800 SF (approx.)

ZONING INFORMATION

Zoning:	M1-1
FAR (As-of-Right):	0.93
Buildable SF (As-of-Right):	7,533 SF (approx.)
FAR Max (IH Bonus):	0.93
Buildable SF (Max):	7,533 SF (approx.)
Community Facility FAR:	0.93
Community Facility BSF:	7,533 SF (approx.)
Less Existing Structure:	(5,800) SF (approx.)
Available Air Rights (As-of-Right):	1,733 SF (approx.)

TAX INFORMATION

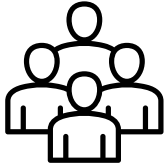
Assessment (24/25):	\$282,420
Tax Rate:	
Annual Property Tax (24/25):	
Tax Class:	
Total Property Taxes (2024):	\$29,913.96



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein.

NIEGHBORHOOD OVERVIEW

DEMOGRAPHICS

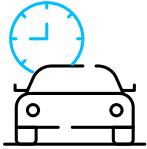


POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,356	26,049	106,560
MEDIAN AGE	38.2	35.8	33.3
MEDIAN AGE (MALE) MEDIAN AGE (FEMALE)	35.0	34.7	32.4
	39.2	36.4	34.4



HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	2,243	9,364	36,442
# OF PERSONS PER HH	2.8	2.8	2.9
AVERAGE HH INCOME	\$62,574	\$62,885	\$57,429
AVERAGE HOUSE VALUE		\$599,657	\$562,495

TRANSPORTATIONS & DRIVE DISTANCES



RFK Bridge	5.2 Miles	Midtown Tunnel	3.6 Miles	L.I.E. 	1.0 Miles
LaGuardia Airport	5.7 Miles	Queensboro Bridge	3.8 Miles	B.Q.E. 	2.6 Miles
Whitestone Bridge	8.6 Miles	Manhattan Bridge	5.2 Miles	 MTA Bus Line	Walking Distance
JFK Airport	9.5 Miles	Barclays Center	6.3 Miles	Hunts Point, Bronx	9.7 Miles
Verrazzano Bridge	14.3 Miles	Hugh Carey Tunnel	9.3 Miles	Jersey City	10.1 Miles

ABOUT THE NEIGHBORHOOD

- **Maspeth** is a vibrant neighborhood in Queens, New York, known to be a strategic location that has evolved to be a thriving industrial area, and commercial hub.

Key Highlights:

- **Location:** Maspeth is conveniently situated near major highways, such as the Long Island Expressway and the Brooklyn-Queens Expressway, making it easily accessible from Manhattan and other boroughs. Its proximity to public transportation, including several bus lines, enhances connectivity.
- **Community:** The neighborhood boasts a diverse population, with a blend of cultures contributing to its unique character. This diversity is reflected in local businesses, restaurants, and community events.
- **Commercial Growth:** Maspeth features a mix of commercial spaces, from warehouses to retail establishments, supporting a growing business environment. The area is increasingly appealing to startups and many established companies.

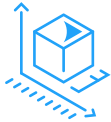
Overall, Maspeth combines urban convenience with a suburban lifestyle, making it a desirable location for both living and working.

ZONING MAP



2622-134
2622-133

Block & Lot



105' x 125'

Lot Dimension



8,100 sf

Lot Size



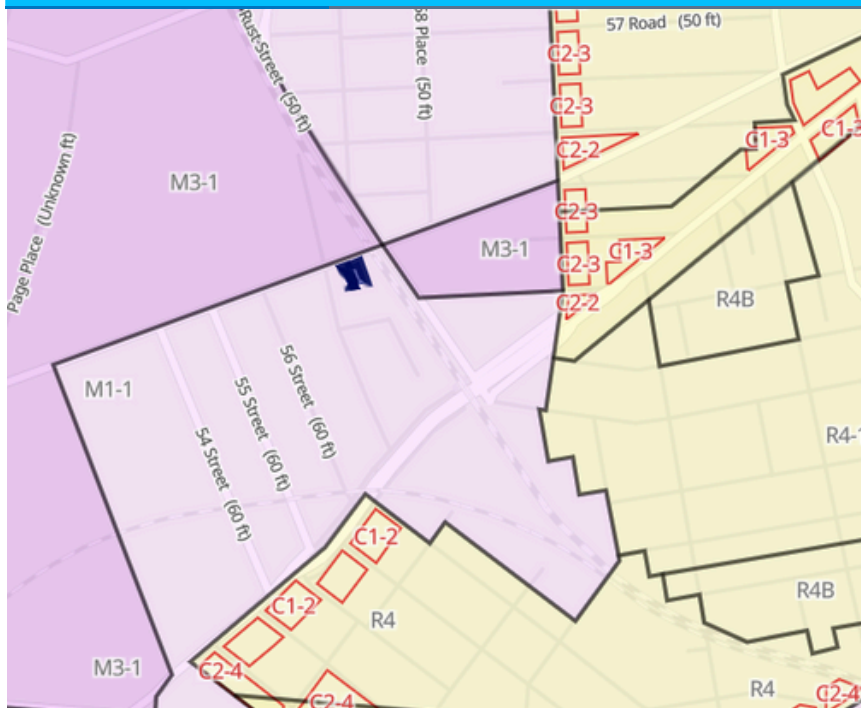
M1-1

Zoning

BLOCK & LOT



ZONING MAP



M1-1 zoning in New York City is a light manufacturing district that allows for a variety of uses, including manufacturing, commercial, and community facilities. M1-1 is a sub-district of M1 zoning, which is found in every borough of the city.

M1-1 zoning can accommodate a variety of uses, including light industrial uses like woodworking shops, repair shops, wholesale service and storage facilities. Hotels are also typically permitted in M1 zoning, but a special permit may be required in some areas.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose.

All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers.

You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Tide Realty Group, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CONTACT EXCLUSIVE AGENTS

For more information:

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