

2,500 SQFT INDUSTRIAL WAREHOUSE WITH MIXED-USE DEVELOPMENT RIGHTS FOR SALE



40-17 24 STREET, LONG ISLAND CITY, NY 11101

PROPERTY INFORMATION

Building SqFt	2,500 SqFt
Lot Size	2,500 SqFt
Block & Lot	407 / 18
Zoning	M1-2 / R5D
FAR	2.0
Total BSF	5,008
RE Taxes	\$13,928



BUILDING FEATURES

Ceiling Height	15'
Loading	1 Drive In
Heat	Gas Blowers, HVAC
Electric	200 Amps
Bathrooms	2
Offices	750 SqFt

Sale Price: Upon Request

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

- Queensboro Plaza 7, N, W, E, M, R – 5 minute walk
- Grand Central – 10 minutes via 7 train
- Queensboro Bridge – 5 Blocks Driving

PROPERTY TAX MAP



CERTIFICATE OF OCCUPANCY

Form 34-C (Rev. 4-62)-60M-60105(62) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF QUEENS, THE CITY OF NEW YORK

Date 3/3/67 No. 9

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 ~~building~~ building—premises located at 40-17 24th Street Block 107 Lot 18

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

BEGINNING at a point on the East side of 24th St
 Distant 150.14 feet South from the corner formed by the intersection of
24th St and 40th Ave
 running thence 3-100.25 feet; thence S-25.02 feet;
 thence W-100.25 feet; thence N-25.02 feet;
 running thence _____ feet; thence _____ feet;

to 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. of ~~the City~~ NYC— N.B. 1691/66 Construction classification— Fireproof
 Occupancy classification— Comm. Height 1 stories, 14 feet.
 Date of completion— 2-16/67 Located in M-3 p u e 9b Zoning District.
 at 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
1st	0.0.	4	Factory, Storage & Office Metal stamping or extrusion, including costume jewelry, pins and needles, razor blades, bottle caps, buttons, kitchen utensils or similar products. Use Group 17

J. Louis Siquera
 Borough Superintendent

OFFICE COPY—DEPARTMENT OF BUILDINGS



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