

2564 PARK AVENUE & 5 CANAL PLACE



2564 PARK AVE

Total Lot Size	.415 Acres (irregular lot)
Land SF	18,091
Building Dimensions	61'x104'
Gross Building SF	20,950
Stories	3
Zoning	M1-2, M1-4/R7X, MX-13
Block, Lot	02340,0011
FAR	3.11
Total Taxes	\$180,664.12

BUILDING FEATURES

- Delivered vacant
- 2 Gate Doors
- Large Freight Elevator
- 1 Block from M/4.5 Station
- 1 Block from I-87 Thruway
- 3 blocks to Madison Ave Bridge



STONEGATE
— REAL ESTATE —

CONTACT EXCLUSIVE AGENT

Stonegate Real Estate
2A Poole Street
Oceanside, NY 11572
516-740-2777

Damian Andraka
Associate Broker
C: 516-852-0368
dandraka@stonegatere.com

2564 PARK AVENUE & 5 CANAL PLACE



5 CANAL PL

Total Lot Size	.415 Acres
Land SF	18,091
Building Dimensions	75'x118'
Gross Building SF	35,250
Stories	5
Zoning	M1-2, M1-4/R7X, MX-13
Block, Lot	02340,0011
FAR	3.11
Total Taxes	\$180,664.12

BUILDING FEATURES

- 2 Loading Dock Gate Doors
- Freight Elevator
- Passenger elevator
- Climate controlled
- 1 Block from M/4.5 Station
- 1 Block from I-87 Thruway
- 3 blocks to Madison Ave Bridge
- Gated side yard for parking



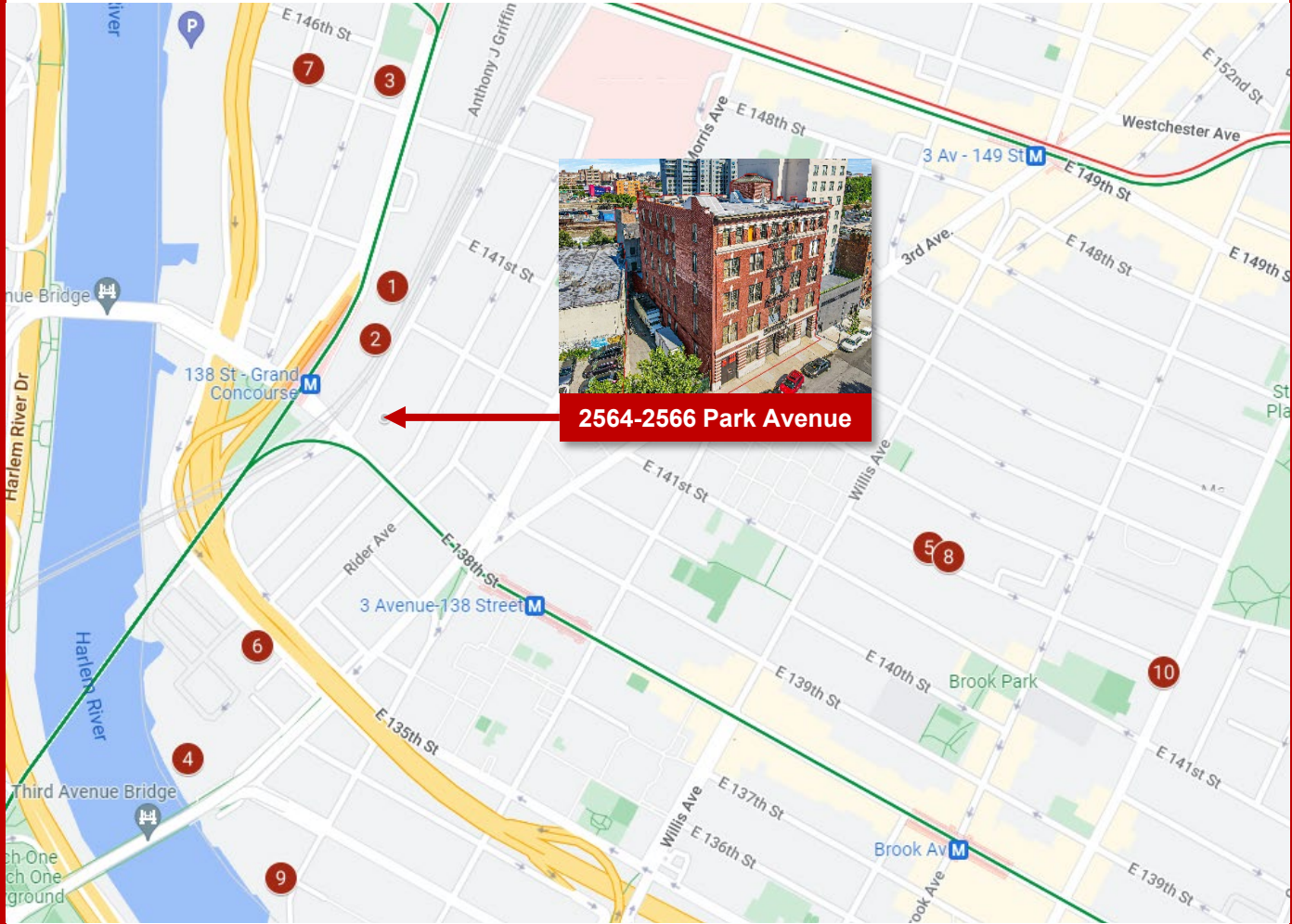
CONTACT EXCLUSIVE AGENT

Stonegate Real Estate
2A Poole Street
Oceanside, NY 11572
516-740-2777

Damian Andraka
Associate Broker
C: 516-852-0368
dandraka@stonegatere.com

MOTT HAVEN

New Development Map



AMENITIES

1	310 Grand Concourse	157 Units	6	228 East 135th St	430 Units
2	276 Grand Concourse	215 Units	7	414 & 445 Gerard Ave	544 Units
3	425 Grand Concourse	227 Units	8	445 East 142nd St	78 Units
4	2401 3rd Ave	450 Units	9	2401 3rd Ave & 101 Lincoln Ave	1350 Units
5	443 East 142nd St	152 Units	10	345 St. Ann's Ave	178 Units



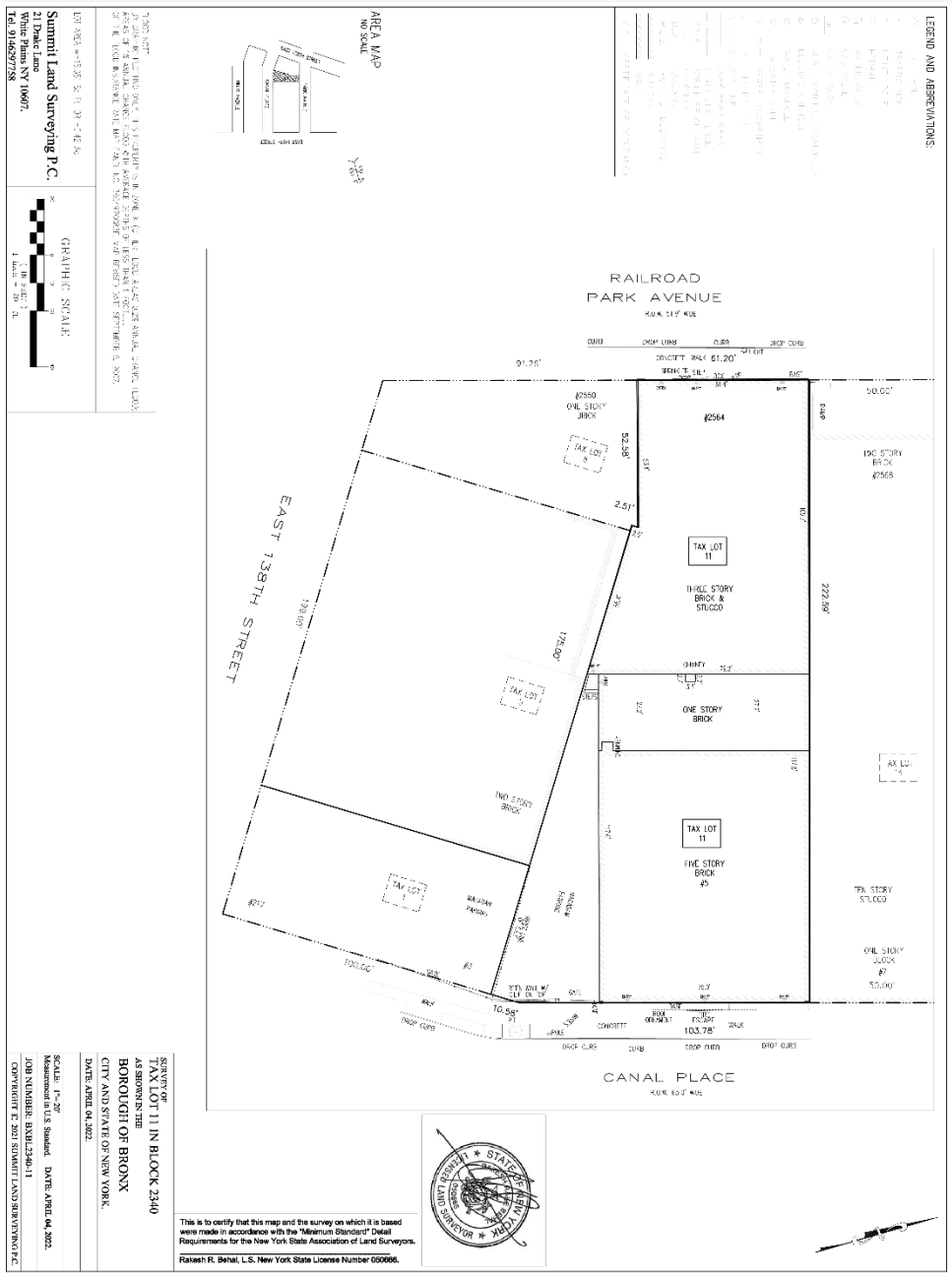
CONTACT EXCLUSIVE AGENT

Stonegate Real Estate
 2A Poole Street
 Oceanside, NY 11572
 516-740-2777

Damian Andraka
 Associate Broker
 C: 516-852-0368
 dandraka@stonegatere.com

2564-2566 PARK AVENUE

Survey



CONTACT EXCLUSIVE AGENT

Stonegate Real Estate
2A Poole Street
Oceanside, NY 11572
516-740-2777

Damian Andraka
Associate Broker
C: 516-852-0368
dandraka@stonegatere.com

Confidentiality Notice: The contents of this transmittal and any attachments are intended for the exclusive use of the addressee(s), and may contain confidential and/or legally privileged information. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmittal in error, please notify us immediately by return e-mail, and then delete this message and all attachments. Copyright © 2022, All Rights Reserved.