



# FOR SALE PACKAGE DEAL

3016 & 3018 37th Ave.  
Long Island City NY 11101

TOTAL FRONTGAGE 146.5'



**INVESTMENT OR  
DEVELOPMENT SITE**

**30-18 37th Ave.**

**Block 00372 Lot: 0023**

**Corner Property**

**4 Commerical Units**

**Lot Size: 23.25' x 99.75'**

**Taxes: Approx. \$28,275**

**30-16 37th Ave.**

**Block: 00372 Lot: 0022**

**2 Fam.-VOT-Needs Work**

**Lot Size: 22.5' x 104.87'**

**Taxes: Approx. \$4,685**

**ASKING PRICE  
\$6,500,000**

**ZONING:**

**M1-2/R6A, LIC**

**FAR: 3**

**BSF: 16,341s/f**

**COMBINED LOT SIZES:**

**5,447 s/f**

**PLEASE CONTACT:**

**JOSEPH V. CRIFASI**

**Licensed Real Estate Broker**

**718-930-0040**

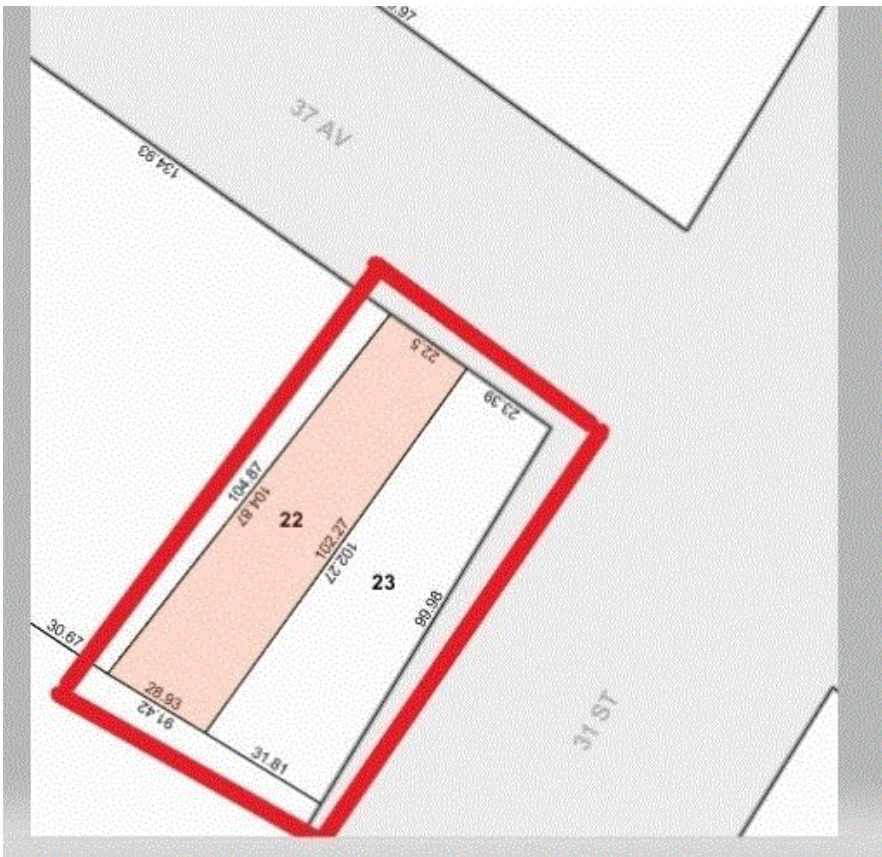
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## 3016 & 3018 37th Ave.

### Financial Information

#### Annual Income

Unit	Annual Income
<b>2 Family-Vacant-Projected</b>	<b>\$66,000</b>
<b>Mechanic Shop</b>	<b>\$72,000</b>
<b>Auto Repair 1</b>	<b>\$36,000</b>
<b>Auto Repair 2</b>	<b>\$42,000</b>
<b>Office</b>	<b>\$48,000</b>
<b>Total Annual Income</b>	<b>\$264,000</b>



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