

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



\$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

info@crifasi.com

Crifasi Real Estate Inc.

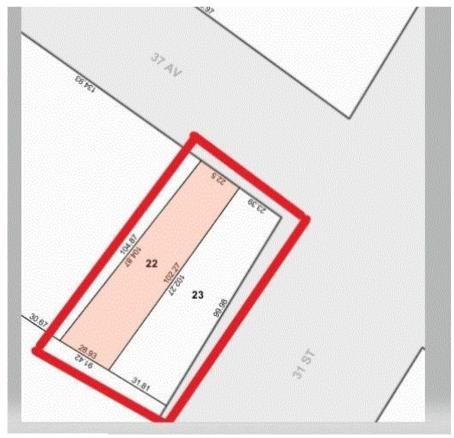
3016 & 3018 37th Ave.

Serving our community since 1974

Financial Information

Annual Income

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



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