

**53-20 35th Street Long Island City  
Block 297 Lot 33**

**MAJOR PRICE REDUCTION**



7,250 Square Foot Building

5,000 Feet of Warehouse/2,250 Feet of Finished Office Space with Roof Top Deck

Brick Mill Construction

13 Foot Ceiling Height

Gas Heat

2 Drive-In Doors

Zoning: M1-3 FAR 5

Auto Repair C of O in an Unrestricted District

3 Blocks from Long Island Expressway & Brooklyn Queens Expressway

Ideal for Contractor or Artist

Possession: Immediate

**Sale Price: \$3,400,00**

**Taxes: \$38,125**

For Further Information or Inspection:

Contact Exclusive Agent

**Joseph Hentze**

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