

ARTIST'S WORKSHOP IN LONG ISLAND CITY

3 BLOCKS TO NORTHERN BOULEVARD & **N R W M** SUBWAYS

FEATURES

- 5,000 SF PLOT (50' X 100')
- HIGH-UTILITY WAREHOUSE
- **100% CLEAR SPAN, NO COLUMNS**
- ONE DRIVE-IN DOOR (12' HIGH)
- ZONED M1-1 (1.00 FAR)
- **NATURAL LIGHT ON ALL SIDES & SKYLIGHTS**
- ANNUAL PROPERTY TAX OF \$25,767.00
- **SALE NOW, EXTENDED CLOSING PERIOD POSSIBLE!**
- **LOCATED IN A QUALIFIED OPPORTUNITY ZONE**



36-49 34TH STREET, LONG ISLAND CITY, NY 11106

**ARTIST SPACE | WAREHOUSE | FLEX
STRATEGICALLY LOCATED - REACH ALL OF NYC**

EXCLUSIVE AGENT:

RYAN MALTZ

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GREINER-MALTZ
REAL ESTATE