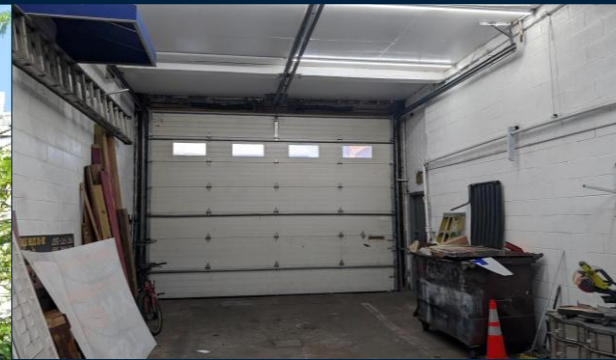


AVAILABLE FOR SALE

2,900 SF WORK WAREHOUSE SPACE IN LONG ISLAND CITY!

w/ SPACIOUS STUDIO on 2nd fl w/ PRIVATE ENTRANCE

36-46 35TH ST, LONG ISLAND CITY, NY 11106, USA



NEIGHBORHOOD
LONG ISLAND CITY, NEW YORK

GREAT SPACE FOR
CREATIVE STUDIO / OFFICE / STORAGE

STATUS
AVAILABLE IMMEDIATELY

PROPERTY DESCRIPTION

This stunning 2,900 SF WAREHOUSE with high ceilings and 2nd floor live/work/office space in Long Island City offers the perfect blend of comfort and useability. The warehouse is very functional with a drive in, and the 2nd fl. unit features beautiful hardwood floors throughout, a shower, bathroom, and a private entrance for added convenience and privacy, as well as a spacious balcony. With its versatile layout, this warehouse/office studio is perfect for use as an art studio, small manufacturer, independent contractor or any other independent creative endeavor.

Located only 1.5 blocks from the multiple subway lines, close to major roadways ; Northern Blvd, Queens Blvd, BQE, and LIE.

PROPERTY SPECS

BUILDING SIZE:	2,900 SF
LOT SIZE:	2,500 SF
OFFICE SPACE:	400 SF
BLOCK & LOT:	00634-0055
ZONE:	M1-1
HEATING SYSTEM:	Gas Heat
TAXES:	\$9,734

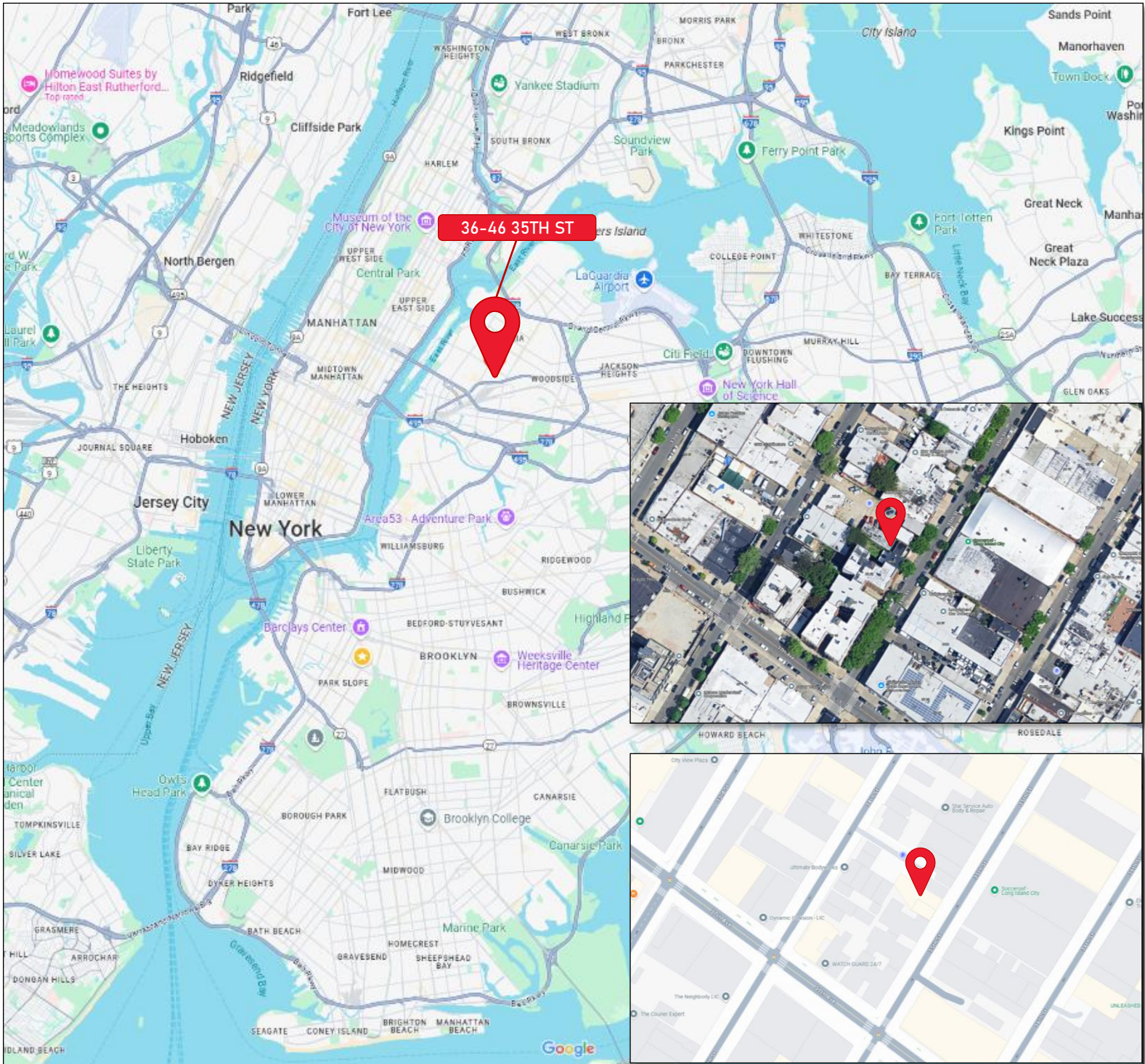
CONTACT AGENT

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ehakami@greiner-maltz.com

GREINER-MALTZ
REAL ESTATE

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ACCESS: 1.5 BLOCKS TO SUBWAY LINE

G 7 M R N Q ND HIGHWAY



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24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.COM | CREATING OPPORTUNITIES TOGETHER

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