

FOR SALE

10-38 45TH RD, LONG ISLAND CITY, NY 11101

LONG ISLAND CITY DEVELOPMENT SITE

62,400 BUILDABLE SQUARE FEET*

SUPER PRIME LOCATION - 160' FRONTAGE JUST OFF VERNON BLVD.



PROPERTY OVERVIEW

PARCEL SIZE:	16,000 SF OF LAND
LOT DIMENSIONS:	160' X 100'
CURRENT ZONING:	M1-4
RE TAXES:	\$82,378 PER ANNUM
PROPOSED REZONING:	FALLS WITHIN THE ONELIC REZONING

**CONFIRM ALL REZONING DETAILS, NOT GUARANTEED*

PROPERTY FEATURES

- PERFECT RESIDENTIAL / COMMERCIAL / MIXED USE OPPORTUNITY
- SHOVEL READY DEVELOPMENT SITE - NO DEMOLITION NECESSARY
- STEPS TO MURRAY PARK & PLAYGROUND (AN ENTIRE CITY BLOCK)
- CONVENIENTLY LOCATED      Long Island Rail Road

**ONELIC PROPOSED REZONING TO
M1-2A / R6A***



CONTACT EXCLUSIVE AGENTS

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GREINER-MALTZ
REAL ESTATE

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