

**BERKSHIRE
HATHAWAY**

LAFHEY
INTERNATIONAL
REALTY

COMMERCIAL SERVICES

INDUSTRIAL BUILDING + YARD FOR SALE
3836 CRESCENT ST
LONG ISLAND CITY | NY

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PROPERTY SUMMARY

Berkshire Hathaway Commercial Services is proud to present this rare owner-user or development opportunity **in the heart of Long Island City**. This versatile **7,000 SF building** is being sold along with the **2,500 SF yard** directly next to it, both **zoned M1-2/R5D/LIC**, allowing for a **2.0 FAR as-of-right or up to 4.8 FAR for community facility use**. The property is **vacant**, offering flexibility for immediate occupancy or redevelopment.

The building features approximately **2,500 SF ground-floor warehouse** with **14-foot ceilings and a large bay door**. The warehouse also features **2 offices, a storage room, and 2 bathrooms**. On the **second story**, there is **2,000 SF of Class A office space**, which was **completely redone in 2023**. This space features **2 more bathrooms, one of which has a shower, a private conference room, as well as a kitchen area**. Here you'll find direct access to an **outdoor patio area**, providing a beautiful view of the New York City skyline. The building also includes **2,500 SF of high-ceiling basement** for additional storage or workspace. As mentioned previously, the property also boasts a **2,500 SF side yard** — a highly desirable feature in this area — ideal for **private parking, loading or developing**. The dimensions of the yard are **25ft x 100ft**. Additional highlights include **gas heat, excellent light throughout, and sweeping Manhattan views**, as well as a new roof that was renovated only 2 years ago.

Just minutes from the **Queensboro Bridge and Midtown Manhattan**, this property offers an exceptional location for any trade or business seeking proximity to the five boroughs. Alternatively, the site provides **excellent development potential for mixed-use or community facility projects**. Long Island City continues to be **one of New York's fastest-growing neighborhoods**, defined by its mix of residential towers, creative workspaces, and a vibrant scene of art galleries, restaurants, and nightlife — making this **an exceptional opportunity in a thriving urban market**.

Please **contact us today** for more details on this opportunity.

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ASKING PRICE

\$3,950,000

PROPERTY INFORMATION

BUILDING SIZE

**7,000 SF
+2,500 SF YARD**

LOT SIZE

0.22 AC

ZONING

M1-2 / R5D / LIC
**(CLICK HERE FOR
PERMITTED USES)**

CEILING HEIGHT

14 FT

STORIES

2 + BASEMENT

TAXES

\$43,150

BLOCK/LOT

388 / 26

CO

USE GROUP 17

F.A.R

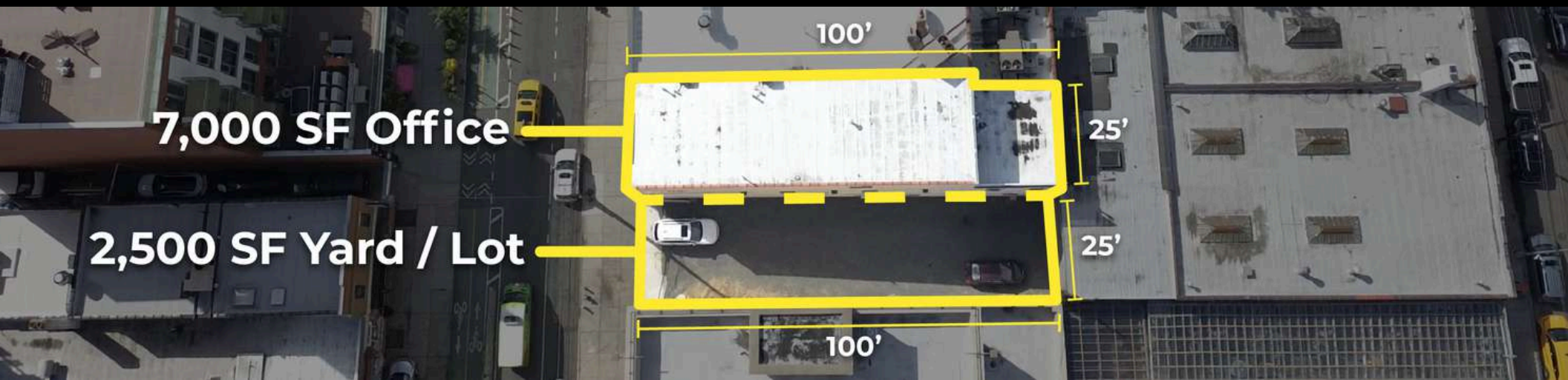
**2.0 AS-OF-RIGHT
4.8 COMM. FAC**

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PARCEL OVERVIEW



PROPERTY VIDEO



CLICK HERE

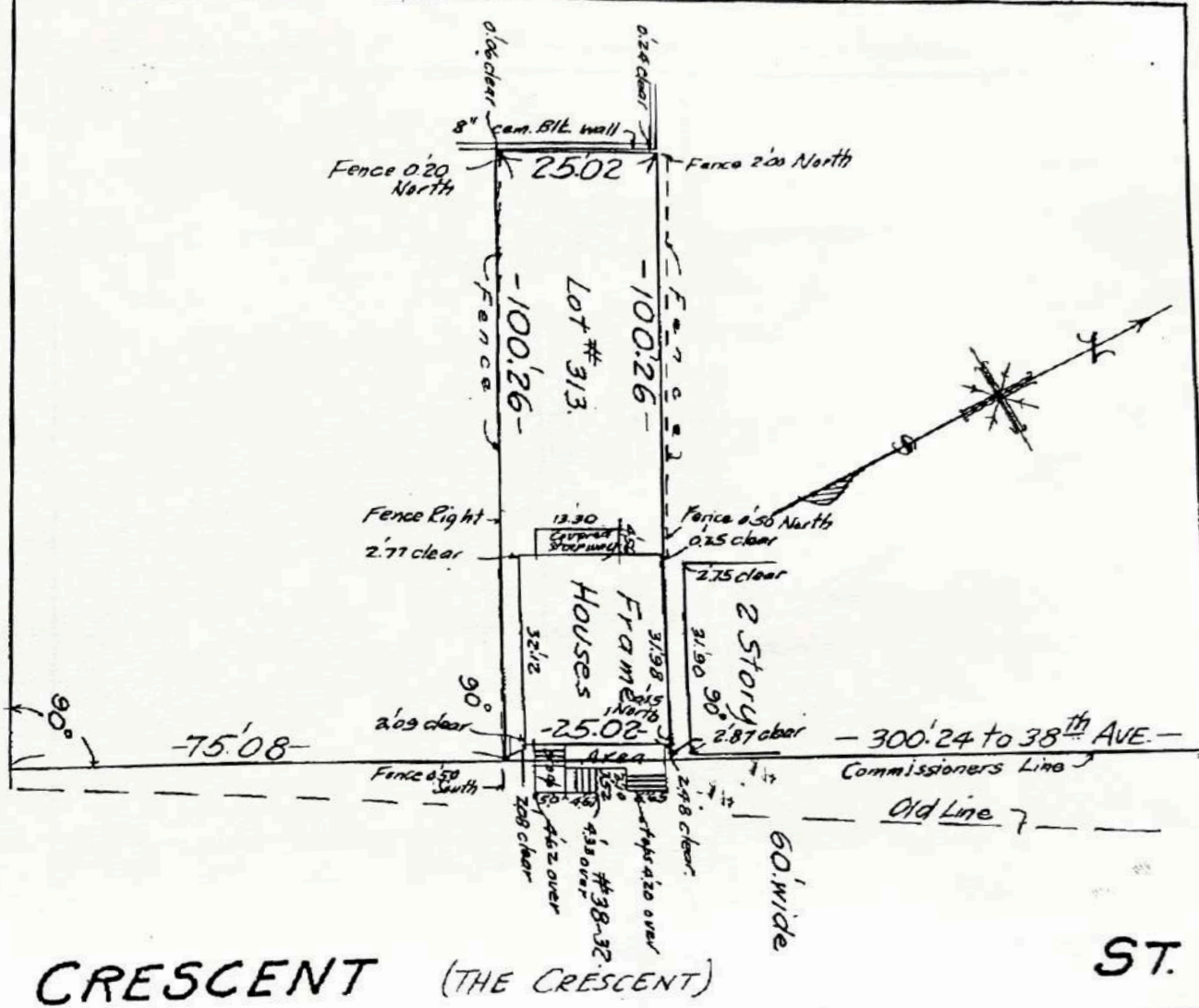
**To watch a video showcasing
this property**

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SURVEY



39TH
(HOPKINS AVE.)
(BEEBEE AVE.)
60' wide
AVE.

Block No. 388 City Tax Map.
Lot Nos refer to Map of Abraham Paynter, 1860.
GUARANTEED TO TITLE GUARANTEE & TRUST CO.
SURVEYED DEC. 8, 1952.

By Robert E. Carlin
L.I. City, Borough of Queens.
L.I. City Standard of Measurement.

Scale: 1 inch = 20 Feet.

Robert E. Carlin
City Surveyor
29-28 41ST Ave.
L.I. City, New York.

Block 3PP, Lot 25



Front Exterior



Side Yard / Lot



First Floor Warehouse



First Floor Warehouse



Second Floor Office



Private Conference Room



Second Floor Kitchen



Second Floor Office



Basement



Basement Office



Bay Door



Second Floor Patio



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