

BERKSHIRE  
HATHAWAY

COMMERCIAL SERVICES

LAFFEY  
INTERNATIONAL  
REALTY

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

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# PROPERTY SUMMARY

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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

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

CEILING HEIGHT  
**14 FT**

BLOCK/LOT  
**388 / 26**

LOT SIZE  
**0.22 AC**

STORIES  
**2 + BASEMENT**

CO  
**USE GROUP 17**

ZONING  
**M1-2 / R5D / LIC**  
**([CLICK HERE FOR PERMITTED USES](#))**

TAXES  
**\$43,150**

F.A.R  
**2.0 AS-OF-RIGHT**  
**4.8 COMM. FAC**

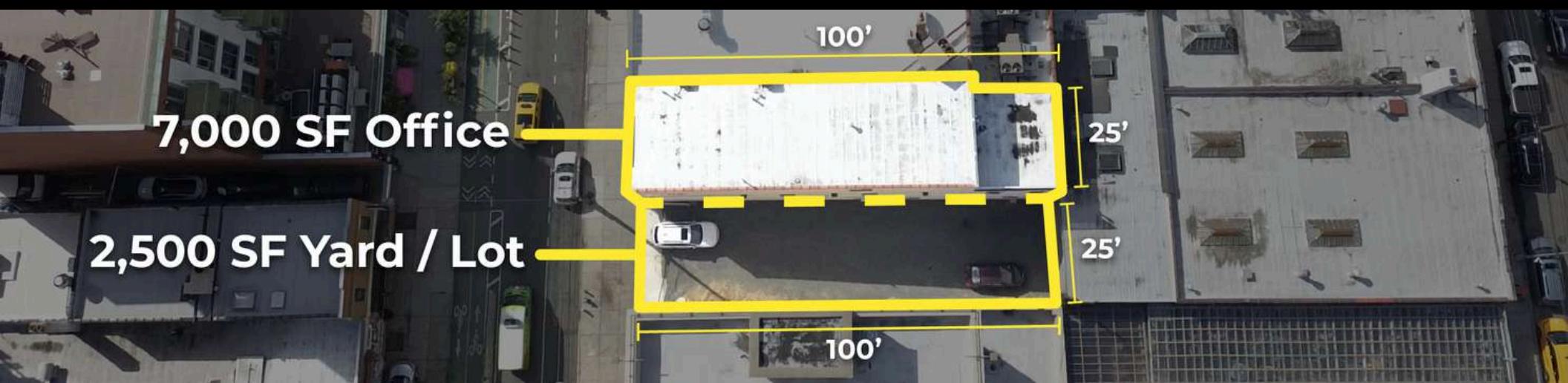
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# PARCEL OVERVIEW

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## PROPERTY VIDEO

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# SURVEY

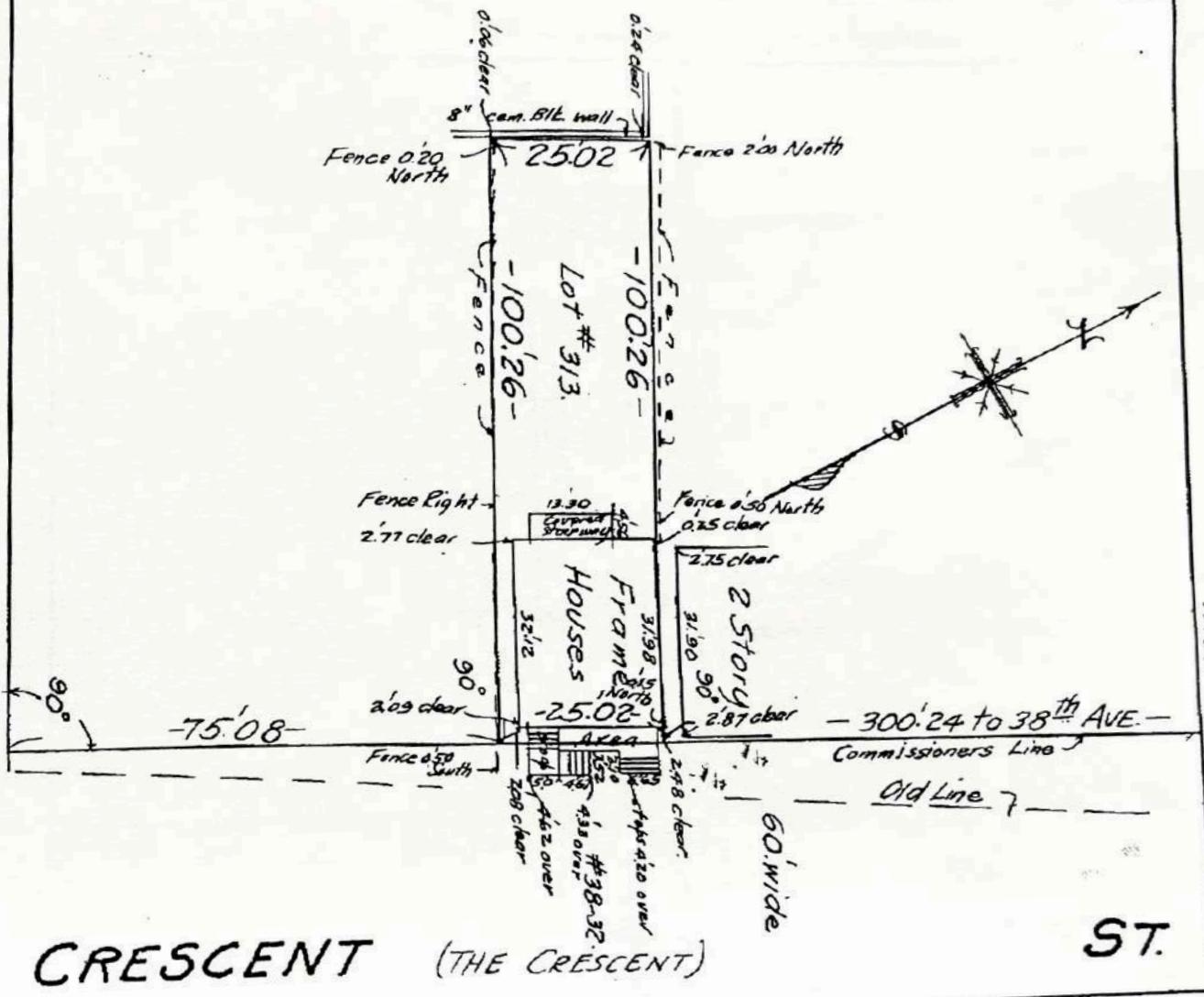
JUL 31 2007 09:54 FR CHICAGO TITLE

516 741 0991 TO 12123552655 P.02  
*TITLE* *NY 2143114*

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

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

Block No. 388 City Tax Map.  
LOT NO's 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.  
Robert E. Carlin  
City Surveyor  
29-28 41<sup>st</sup> Ave.  
L.I. City, New York.  
Scale: 1 inch = 20 Feet.



Block 388, Lot 25



**Front Exterior**



**First Floor Warehouse**



**Side Yard / Lot**



**First Floor Warehouse**



**Second Floor Office**



**Private Conference Room**



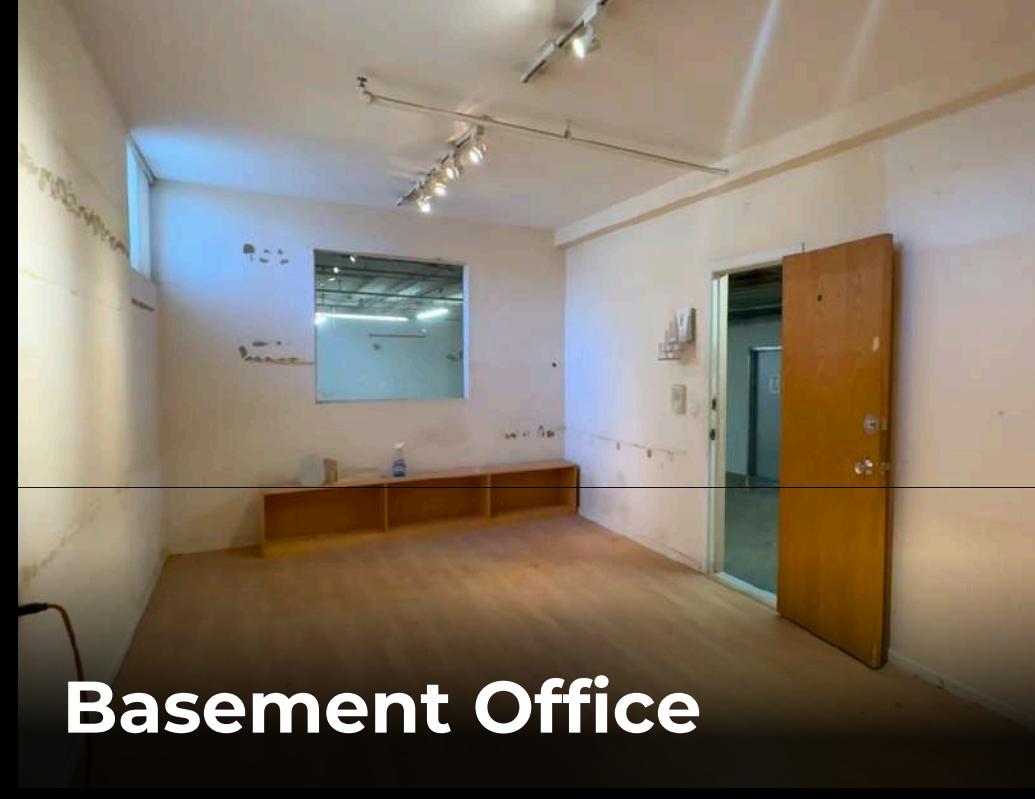
**Second Floor Kitchen**



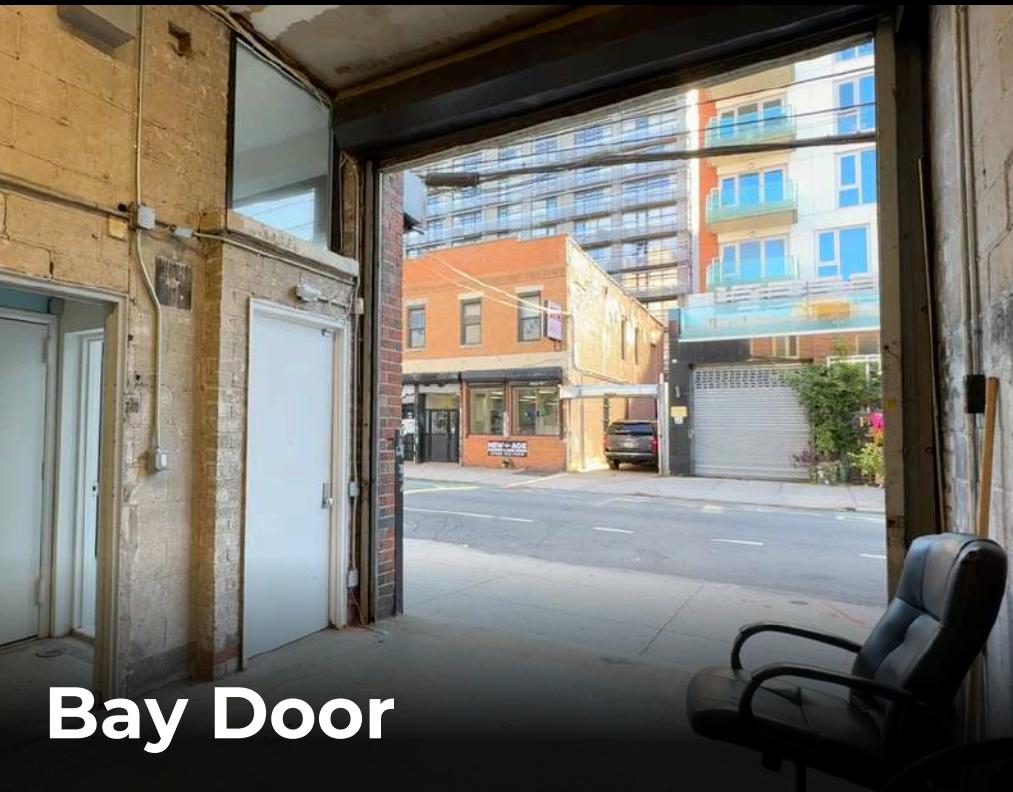
**Second Floor Office**



**Basement**



**Basement Office**



**Bay Door**



**Second Floor Patio**



# GUY CANZONERI

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#### *Disclaimer*

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