

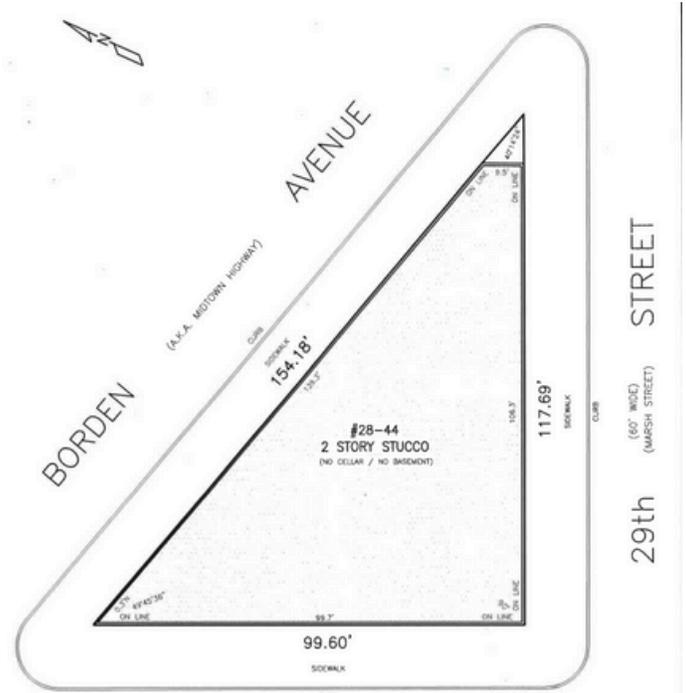
# 28-44 BORDEN AVE

## LONG ISLAND CITY, NY 11101

FOR SALE | PRIME WAREHOUSE - OFFICE BUILDING



**ASKING PRICE: PRICE \$ 4,188,000**



**PRIME LOCATION**

**NNN LEASE**

**FULLY OCCUPIED**

### PROPERTY INFORMATION

East Coast is proud to present the sale of 11,524 square feet of warehouse/office/flex space located on Borden Avenue in Long Island City.

This versatile commercial property offers a rare blend of functionality and convenience in one of NYC's most dynamic industrial and business corridors. The building features 6,000 square feet of loft-style space situated above a drive-in warehouse on the ground floor, making it ideal for a wide range of industrial, creative, or logistics uses.

Key highlights include:

- Four bathrooms
- New HVAC system
- Elevator access
- Rooftop space
- Two short-term leases in place, offering flexibility for end users or investors

Strategically located with excellent access to major highways and public transportation, this property presents an exceptional opportunity for both owner-users and investors looking to capitalize on the thriving Long Island City market.

|                     |                    |
|---------------------|--------------------|
| BLOCK / LOT         | 00293-0001         |
| LOT DIMENSIONS      | 99.6 FT X 154.18   |
| LOT SQ.FT.          | 5,850              |
| BUILDING DIMENSIONS | 99.6 FT X 117.5 FT |
| BUILDING SQ.FT.     | 11,500             |
| ZONING              | M1-3               |
| YEAR BUILT          | 1931               |
| ROOF HEIGHT         | 29 FT              |
| STORIES             | 2                  |
| COMMERCIAL UNITS    | 3                  |
| RE TAX              | \$34,509           |

DISCLAIMER: All information is from sources believed reliable, not independently verified, and thus subject to errors, omissions, and modifications such as price, listing, square footage, rates, and commissions. All information, estimates and projections subject to change, market assumptions, unknown facts and conditions, and future potentialities. Neither East Coast Realtors Inc. or its salesperson makes no express or implied representation or warranties, as facts and results may vary materially from all information estimates and projections.

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## INCOME

| Start Date           | Occupany      | Monthly Rent | Annual Rent  |
|----------------------|---------------|--------------|--------------|
| 1/1/2024- 12/31/2024 | Full Upstairs | \$8,250.00   | \$99,000.00  |
| 1/1/2025- 12/31/2025 | Full Upstairs | \$8,497.50   | \$101,970.00 |
| 1/1/2026- 12/31/2026 | Full Upstairs | \$8,752.43   | \$105,029.10 |
| 1/1/2027- 12/31/2027 | Full Upstairs | \$9,015.00   | \$108,179.97 |

## INCOME

| Start Date           | Occupany        | Monthly Rent | Annual Rent  |
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| 1/1/2024- 12/31/2024 | Full Downstairs | \$8,250.00   | \$99,000.00  |
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## NOI

|          | Income    | Expense  | NOI       |
|----------|-----------|----------|-----------|
| Combined | \$203,940 | \$17,000 | \$186,685 |

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However, East Coast Realtors Inc has not and will not verify any of this information, nor has East Coast Realtors Inc conducted any investigation regarding these matters. East Coast Realtors Inc makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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