

EXCLUSIVE FOR SALE

35-01 QUEENS BOULEVARD LONG ISLAND CITY, NY 11101

10,000-14,000 SF DEVELOPMENT PLOT IN SUNNYSIDE - QUEENS BLVD. 65K-90K BSF PERFECT FOR CHARTER SCHOOLS, MEDICAL FACILITIES OR ANY COMMUNITY FACILITY

RENDERING



EXISTING BUILDING

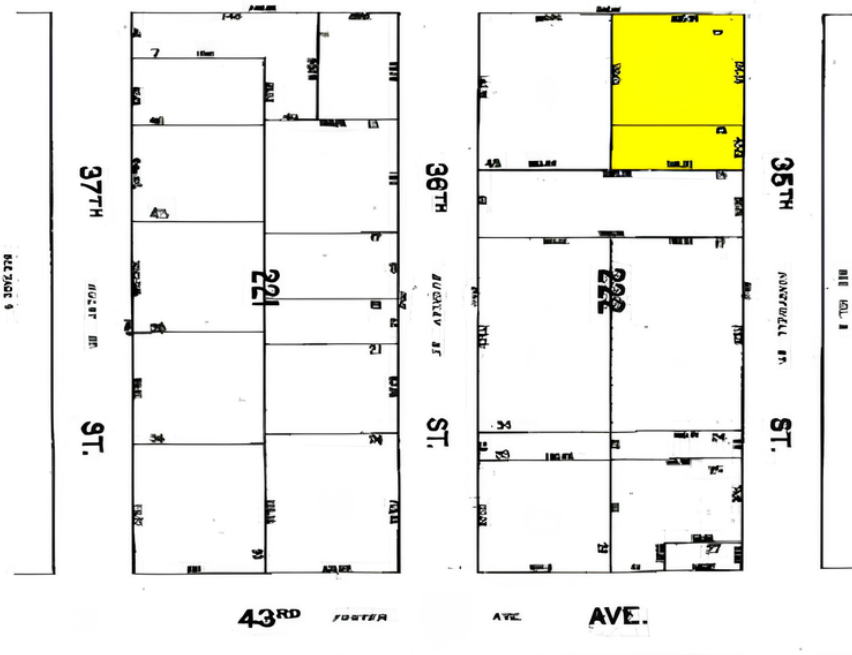


CAN YOU SEE THE FUTURE?

This M1-4 zoned property is in a fast-evolving area of Long Island City, just blocks from sites on same strip already shifting to mixed-use and residential beyond IBZ limits. Strong upside driven by transit access, proximity to Manhattan, and ongoing rezoning trends. Invest ahead of ongoing trends.

QUEENS

BOULV.



PROPERTY OVERVIEW

- 100 X 100 FT or 100 X 140 FT
- 222-009 AND 222-013
- EXISTING ZONE M1-4
- BUILDING SIZE: 14,455 SF AND 4,000 SF - 18,455 COMBINED
- COMMERCIAL FAR: 2
- FACILITY FAR: 6.5
- BSF- 65,000 - 90,000 BSF
- COMBINE ADJACENT 4K SF LOT TO CREATE A 14K SF BUILDABLE PLOT.

Tremendous Future Upside

NOTABLE FEATURES

- MANHATTAN SKYLINE VIEWS
- HIGH VISIBILITY ON QUEENS BLVD.
- LOW DEPOSIT REQUIREMENTS
- PARTIAL SELLER FINANCING POSSIBLE, (Pending Terms)
- FLEXIBLE TIME PROVIDED FOR BUILDING/PERMIT APPROVAL

**CONTACT
EXCLUSIVE AGENT**

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24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101

1-718-786-5050

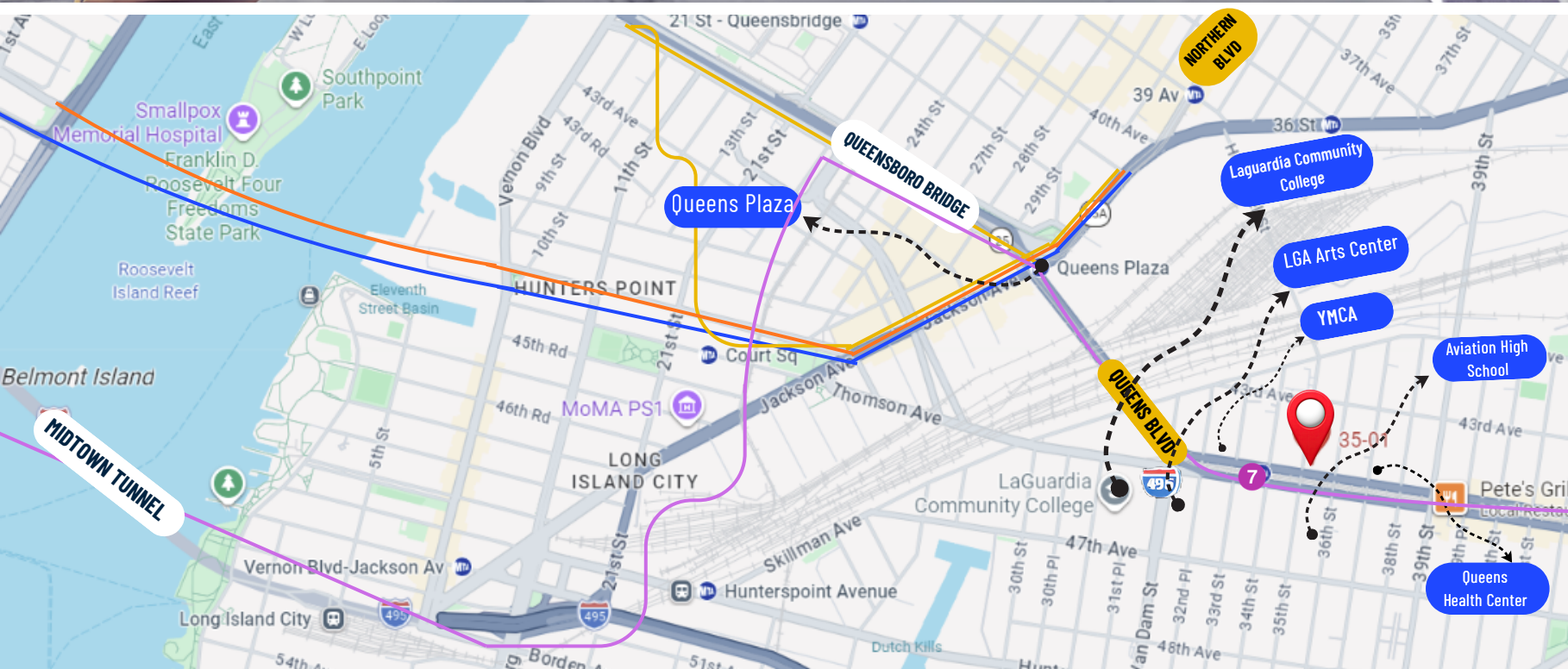
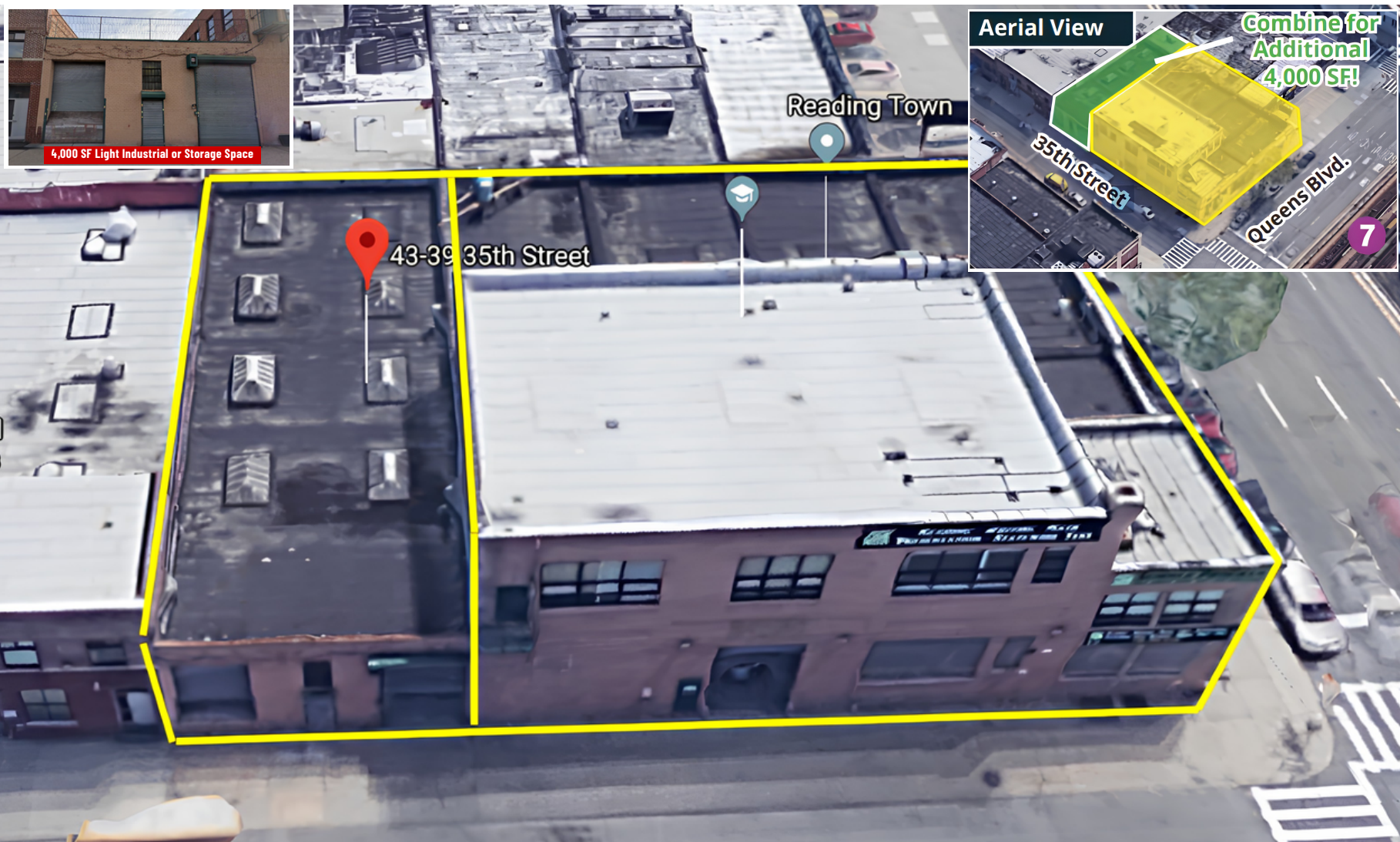
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