

EXCLUSIVE

FIRST TIME OFFERED! L.I.C DEVELOPMENT SITE **FOR SALE** 80,000 BUILDABLE SQUARE FEET 200' FRONTAGE ON 44TH DRIVE

SHOVEL READY!



PROPERTY OVERVIEW:

- 20,000 SF PLOT
- **80,000 BUILDABLE SF**
- RESI. FAR: 4.0 / COMM. FAR: 2.0

FEATURES:

- ZONED M1-4/R7A, LIC
- 20,000 SF PLOT (200' X 100')
- WIDE STREET LOCATION
- AT COURT SQUARE **E M**
- SPECIAL HUNTERS POINT MIXED-USE ZONING DISTRICT

ACCESS:

- WALKING DISTANCE TO ALL LIC SUBWAYS
- MINUTES TO **INTERSTATE 495** / 59th ST. BRIDGE & L.I.R.R

ONE OF THE LAST PRIME L.I.C DEVELOPMENT SITES!



EXCLUSIVE AGENTS

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GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

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Neighborhood Amenities

RETAIL

1. Target
2. S&A Wines and Spirits
3. Book Culture LIC
4. Foodcellar Market Court Square
5. Trader Joe's
6. City Acres Market
7. New York Wine Warehouse
8. Dozo Dog LIC

CULTURE

1. MoMA PS1
2. SculptureCenter
3. Flux Factory
4. Dorsky Gallery Curatorial Programs
5. Jeffrey Leder Gallery
6. BrickHouse Ceramic Art Center

FITNESS

1. Planet Fitness
2. The Cliffs at LIC
3. Orangetheory Fitness
4. Brooklyn Boulders Queensbridge
5. Court 16 LIC - Tennis Remixed
6. Nicely Fit
7. Powerhouse Gym Long Island City

DINING

1. John Brown BBQ
2. Carla
3. The Beast Next Door
4. Starbucks
5. The Halal Guys
6. Ooi Sushi & Bar
7. Lost in Paradise Rooftop
8. Dutch Kills
9. Chipotle Mexican Grill
10. sweetgreen
11. Tacombi
12. M. Wells
13. Serafina to go
14. Murray's Cheese Bar
15. JACX & CO.
16. Sweetleaf Coffee Roasters
17. Vista Skylounge
18. Meet Fresh
19. Top Quality
20. Luzzo's
21. LIC Beer Project
22. No Stress Coffee
23. Jing Li
24. THE HUNTRESS whiskey n' wings
25. Chip City -LIC

HOTELS

1. Ravel Hotel
2. Aloft LIC
3. Hyatt Place LIC / NYC
4. Microtel Inn by Wyndham
5. Boro Hotel

BE IN THE CENTER OF IT ALL!



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ANABLE 44



JOIN THE L.I.C SKYLINE!

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