

65K-90K BSF ON 10,000-14,000 SF PLOT IN SUNNYSIDE - QUEENS BLVD.

PERFECT FOR CHARTER SCHOOLS, MEDICAL FACILITIES OR ANY COMMUNITY FACILITY

LOCATION! LOCATION! LOCATION!

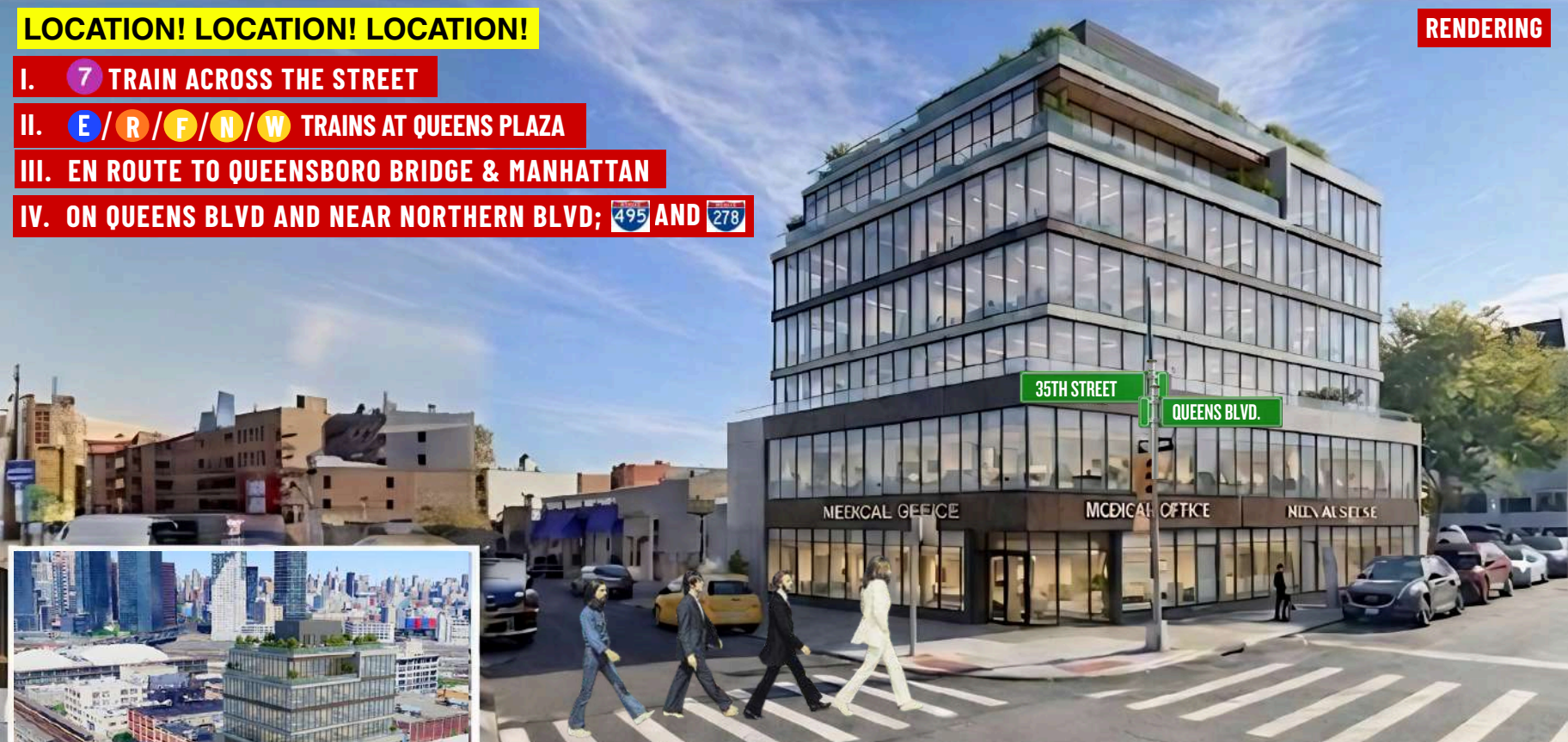
RENDERING

I. 7 TRAIN ACROSS THE STREET

II. E/R/F/N/W TRAINS AT QUEENS PLAZA

III. EN ROUTE TO QUEENSBORO BRIDGE & MANHATTAN

IV. ON QUEENS BLVD AND NEAR NORTHERN BLVD; 495 AND 278



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.

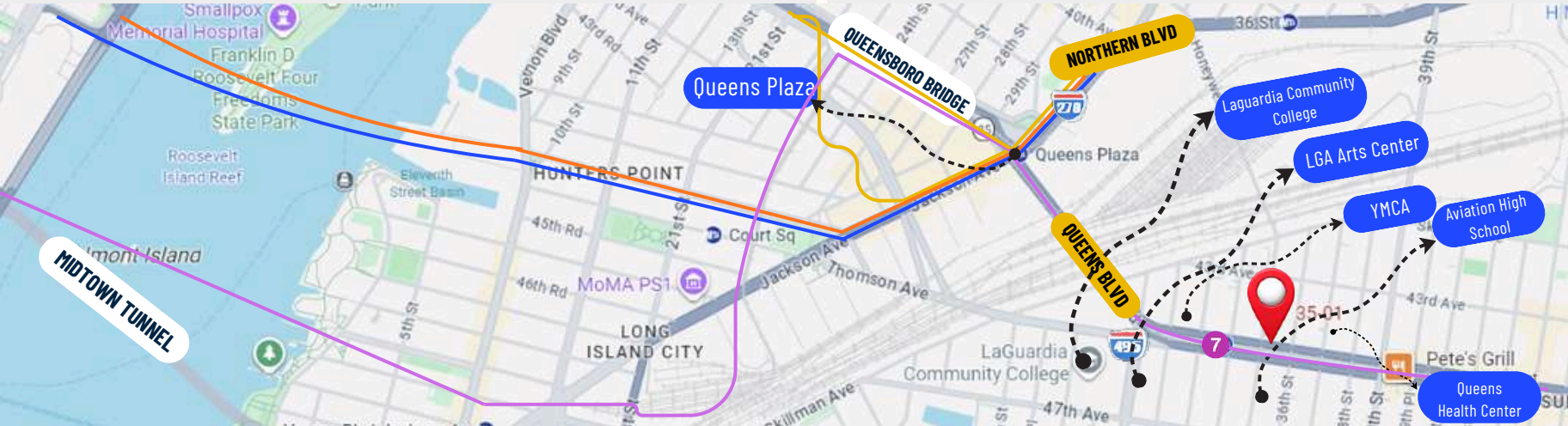
PROPERTY OVERVIEW

- PLOT 100 X 100
- EXISTING ZONE M1-4
- 20,000 BSF - COMMERCIAL
- 65,000 BSF - FACILITY
- COMBINE ADJACENT 4K SF LOT TO CREATE A 14K SF BUILDABLE PLOT.

Tremendous Future Upside

NOTABLE FEATURES

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



CONTACT EXCLUSIVE AGENT

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GREINER-MALTZ REAL ESTATE

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