

EXCLUSIVE

FOR SALE: LONG ISLAND CITY OFFICE BUILDING MINUTES TO MANHATTAN AND INNOVATION QNS

36-30 37TH STREET LONG ISLAND CITY, NY 11101



**LOCATED IN THE HEART OF THE
INNOVATION QNS DISTRICT!**



PROPERTY OVERVIEW

- SIZE: 2,500 SF LOT
- ZONED: M1-1
- R.E TAXES: \$15,912

PROPERTY FEATURES

- GROUND FLR: 2,200 SF / 2ND FLR. 1,100 SF
- GREAT FRONTAGE
- CONFERENCE ROOM
- KITCHENETTE
- PRIVATE ENTRANCE TO SECOND FLOOR
- **LOCATED IN A QUALIFIED OPPORTUNITY ZONE**

ACCESS:

- 3 BLOCKS TO **E F M R**
- 5 BLOCKS TO **N W**

EXCLUSIVE AGENT

MATTHEW MCMULLEN

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Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

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INTERIOR PHOTOS



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