

# 23-03 40TH AVENUE LONG ISLAND CITY, N.Y. 11101



**MODERNSPACES**  
Commercial + Investment Division

7,010 BUILDABLE SQUARE FOOT MIXED-USE DEVELOPMENT SITE FOR SALE



## CONTACT

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**ASKING PRICE:**

**\$1,750,000**

## Property Information

Address:	23-03 40th Ave., L.I.C., NY 11101
Block / Lot:	394 / 48
Lot Dimensions / Size:	35' x 100.08' / 3,505 Sq. Ft. (Approx.)
Zoning:	M1-2 / R5D
F.A.R.:	2.0
Total B.S.F.:	7,010 (Approx.)
Existing S.F.:	2,500 Sq. Ft. (Approx.)
Taxes (23/24):	\$23,392.44

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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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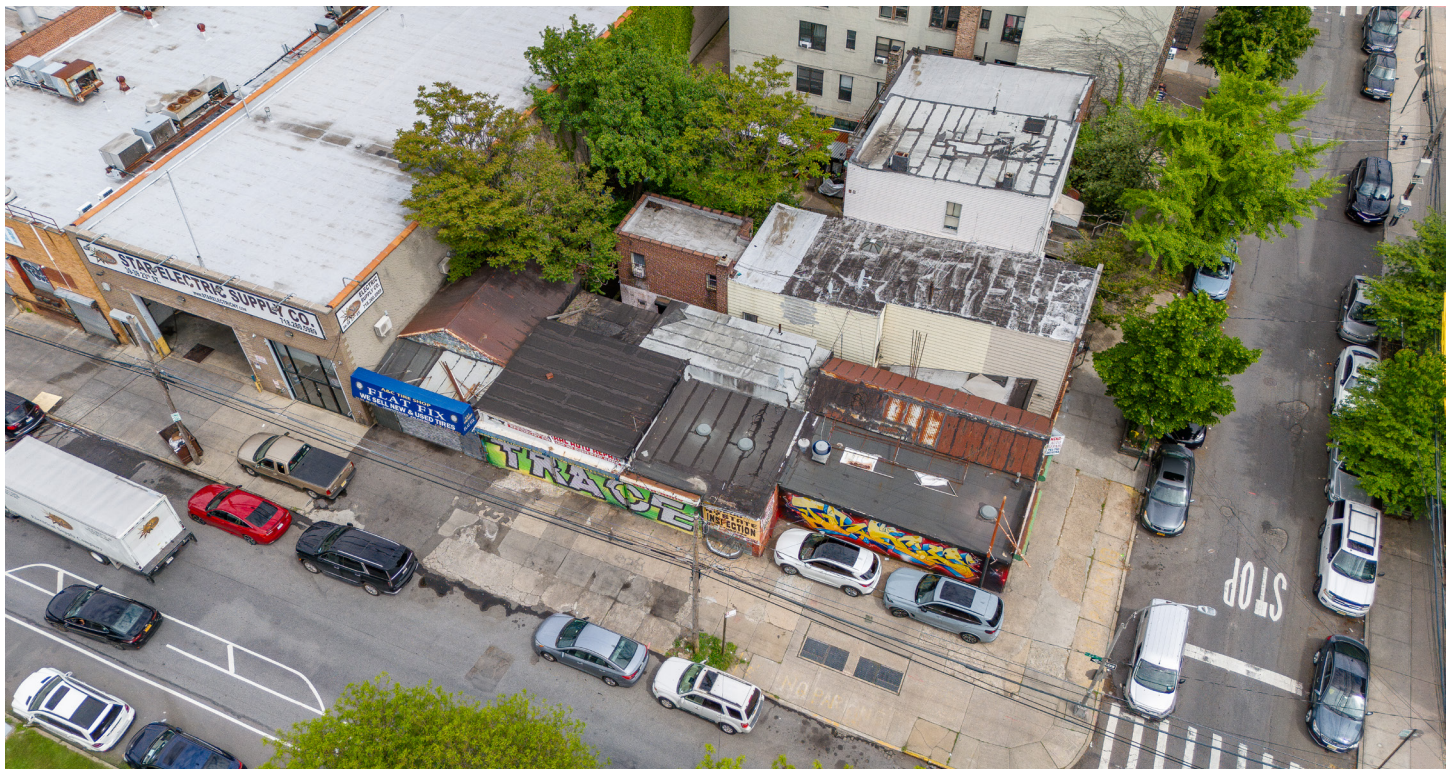


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## NYC Transit Map



## Aerial Image



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