

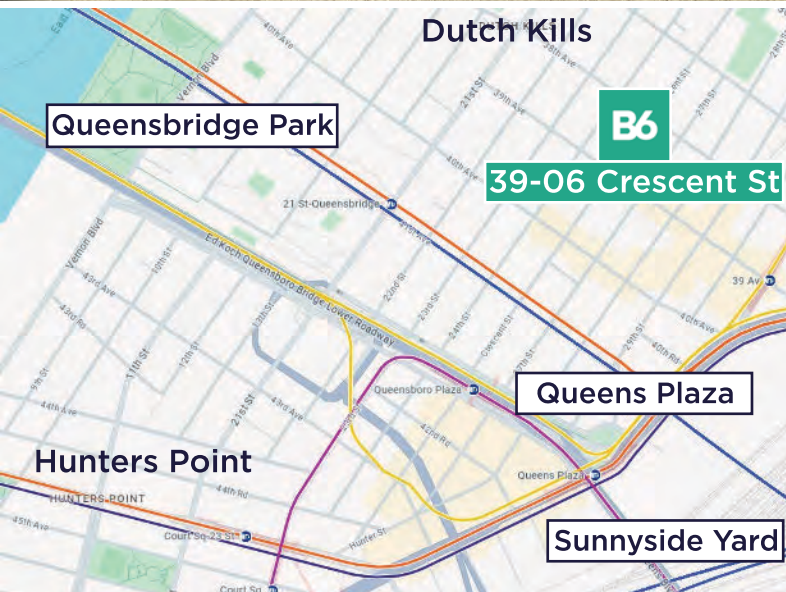


\$4,500,000

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 39-06 Crescent Street, in Long Island City, Queens (the "Property"). The Property is a prime commercial asset with incredible optionality, investor and user potential. In its current configuration, the Property is a two-story warehouse (plus mezzanine) and garage occupied by two full-floor commercial tenants. The Certificate of Occupancy allows for garage, warehouse, storage, showroom and office uses. The Property is located on the west side of Crescent Street just off 39th Avenue in Dutch Kills, three blocks from Queensboro Plaza.

Property Information

Block/Lot	QN: 395 / 23
Lot Dimensions	50' x 100.17'
Lot Area (SF Apprx.)	5,009
Gross Square Feet (Apprx.) ¹	10,400
Zoning ²	M1-2 / R5D / LIC
Special Purpose District ²	LIC Mixed-Use / Dutch Kills
FAR (Commercial) ²	3.00
FAR (Residential) ²	2.00
Zoning Floor Area (SF Apprx.) ²	15,026
Air Rights (SF Apprx.) ²	10,026
Assessment ('24-'25)	\$524,070
Taxes ('24-'25)	\$55,509



- 1- Gross Square Feet includes legal basement & mezzanine.
- 2- Located within Dutch Kills Subdistrict within Special Long Island City Mixed-Use District.

Highlights

- Two-Story Industrial / Commercial Property.
- Two Curb-Cuts and Legal Garage (12-Vehicles).
- 14ft - 17ft Ceiling Heights.
- Flexible Uses: Garage, Storage, Warehouse, Showroom, Office.
- Future Development Potential.

ALEX WOODLIEF
Senior Director
646.933.2677
awoodlief@b6realestate.com

KONSTANTINOS SOULIOS
Associate
646.933.2609
ksoulios@b6realestate.com

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39-06 Crescent Street

Industrial | Warehouse | Garage | Development

FOR SALE

Rent Roll

Space	Status	RSF	Lease Expiration	RE Tax Reimbursements	In-Place		
					Monthly Rent	Annual Rent	Rent/SF
Lower Level	Occupied	4,500 sf	Mo. to Mo.	30% Over Base Year 2012/13	\$7,431	\$89,172	\$20/sf
Upper Level	Occupied	4,900 sf	11/30/2030	30% Over Base Year 2015/16	\$9,566	\$114,792	\$23/sf
Total		9,400 sf			\$16,997	\$203,964	\$22/sf*

Revenue & Expenses

Gross Annual Income \$203,964

Tax Reimbursement Income \$15,725

Effective Gross Income \$219,689

Real Estate Taxes \$5.34 /sf \$55,509

Insurance \$1.00 /sf \$10,400

Water/Sewer \$0.60 /sf *Tenant Pays* -

Heat \$0.60 /sf *Tenant Pays* -

Electric \$0.25 /sf *Tenant Pays* -

Repairs & Maintenance \$1.00 /sf \$10,400

Management 3.0 % \$6,591

Total Expenses 37.7% \$82,900

Net Operating Income \$136,789

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New York State Housing and Anti-Discrimination Disclosure Form: <https://dos.ny.gov/system/files/documents/2021/03/2156.pdf>



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