## FOR SALE

# 7,000 SF WAREHOUSE WITH PARKING IN LONG ISLAND CITY! 38-36 CRESCENT STREET LONG ISLAND CITY, NY 11101



#### **PROPERTY OVERVIEW:**

- TOTAL PLOT: 5,000 SF
- BUILDING: 7,000 SF SF TOTAL
  - 2,500 SF GROUND FLOOR WAREHOUSE
  - 2,000 SF CLASS "A" OFFICES
  - 2,500 SF HIGH-CEILING BASEMENT
  - LAND: 2,500 SF PARKING/YARD
- BLOCK/LOT: 388/26
- **ZONING:** M1-2 / R5D / LIC

#### **PROPERTY FEATURES:**

- 14 FT. CEILINGS IN WAREHOUSE
- 1 DRIVE-IN DOOR
- GAS HEAT
- USE GROUP 17 CERTIFICATE OF OCCUPANCY
- F.A.R: 2.0 AS-OF-RIGHT; 4.8 COMM. FACILITY
- TAXES: \$43,150 PER ANNUM

#### HIGHLIGHTS

- TURN-KEY RENOVATION COMPLETED IN 2023
- MINUTES TO NYC!

# **CONTACT EXCLUSIVE AGENTS:**

MATTHEW MCMULLEN (718) 786-5050 x246 mmcmullen@greiner-maltz.com

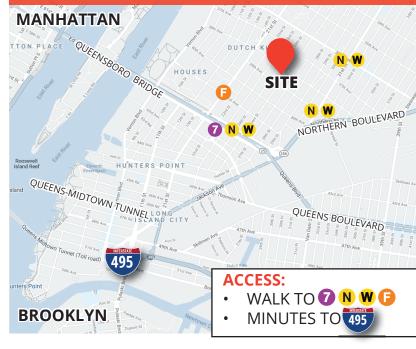
**KYLE MALTZ** (718) 786-5050 x218 kmaltz@greiner-maltz.com

### USE NOW DEVELOP LATER 10,000 BSF RESIDENTIAL AS-OF-RIGHT

CRESCENT STREET

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