

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!

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



CONTACT EXCLUSIVE AGENTS:

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

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

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