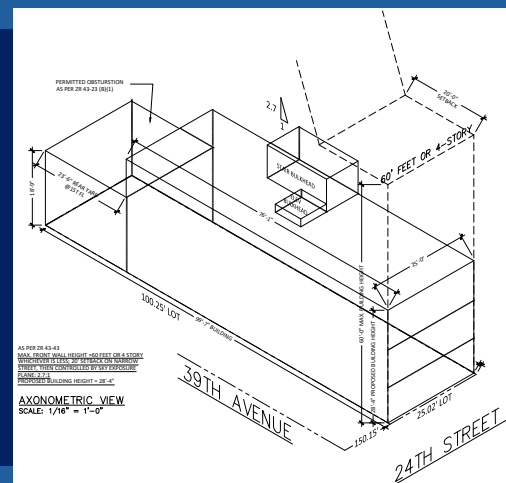


39-17 24TH STREET LONG ISLAND CITY NY 11101 LIC MIXED USE DEVELOPMENT SITE WITH APPROVED PLANS FOR SALE PROPOSED 6,900 SQFT THREE STORY BUILDING WITH 700 SQFT CELLAR OPPORTUNITY ZONE LOCATION



KAPLON-BELO REAL ESTATE LLC IS PLEASED TO PRESENT 39-17 24TH STREET, A PRIME MIXED USE DEVELOPMENT SITE LOCATED IN THE DUTCH KILLS NEIGHBORHOOD OF LONG ISLAND CITY.

The subject property is being sold with approved plans in hand, and currently has all electric, gas, water and sewer services connected. The M1-2/R5B/LIC zoning allows for residential, industrial or commercial uses. A perfect project for a live-work end user, or any developer looking to capitalize on the LIC development boom. For additional information, please contact Kaplon-Belo.

PROPERTY INFORMATION

Lot Dimensions 25'x100'

Zoning M1-2/R5B/LIC'

Block 395

Lot 15

RE Taxes \$27,672

PROPOSED BUILDING SIZE

1st Floor 2,500 SqFt

2nd Floor 2,500 SqFt

3rd Floor 1,900 SqFt

Cellar 700 SqFt

Sale Price: Upon Request

Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



NY Form 14 (Rev. 5/76)

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Queens

DATE 2-3-94

NO. Q4p0005295

This certificate supersedes C.O. NO

ZONING DISTRICT M1-3

THIS CERTIFIES that the new—altered—existing—building—premises located at

Block 395 Lot 15

39-17 24 St

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

Alt 609/87

| STORY | LIVE LOAD LEL PER SQ FT | MAXIMUM NO OF PERSONS PERMITTED | ZONING Dwelling OR PERMITTED UNIT | BUILDING CODE HABITABLE ROOMS | ZONING USE GROUP | BUILDING CODE OCCUPANCY GROUP | DESCRIPTION OF USE |
|--------|-------------------------------|------------------------------------------|--------------------------------------------|----------------------------------------|---------------------|----------------------------------------|-------------------------------------------------|
| Cellar | OG | | | | | | Boiler room |
| 1 | OG & 270 | 15 | | | 17 | | Electrical contractors Service & Storage |
| Mezz | 75 | 12 | | | 17 | | Manufacturing (light) with shipping office |
| 2 | 75 50 | 4 | | | 17 | | Light manufacturing Accessory caretakers Apt |

OPEN SPACE USES _____

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BOROUGH SUPERINTENDENT

COMMISSIONER

☐ ORIGINAL

☒ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

TRANSPORTATION BY CAR OR TRAIN



KEY TRANSPORTATION

N 7 8 minute walk

F 5 minute walk

3 minute drive to the Queensboro Bridge

PROPERTY TAX MAP



Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice.
Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



Exclusive Agent • Matthew Kaplon

www.kaplonbelo.com

(718) 392-3456 x116 . mk@kaplonbelo.com