

39-01 23RD STREET, LONG ISLAND CITY, NY 11101

EXCLUSIVE OFFERING MEMORANDUM

Vacant, Corner, M- Zoned Lot with 235 feet of Frontage

IPRG



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FOR MORE INFORMATION,
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INVESTMENT PRICING





OFFERING PRICE
\$6,000,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

27,500
Approx. Buildable SF

125 ft x 110 ft
Lot Dimensions

M1-2
Zoning

\$218
\$/BSF

2.0
FAR

IPRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 39-01 23rd Street. The subject property is located on the corner of 23rd Street and 39th Avenue in Long Island City, Queens.

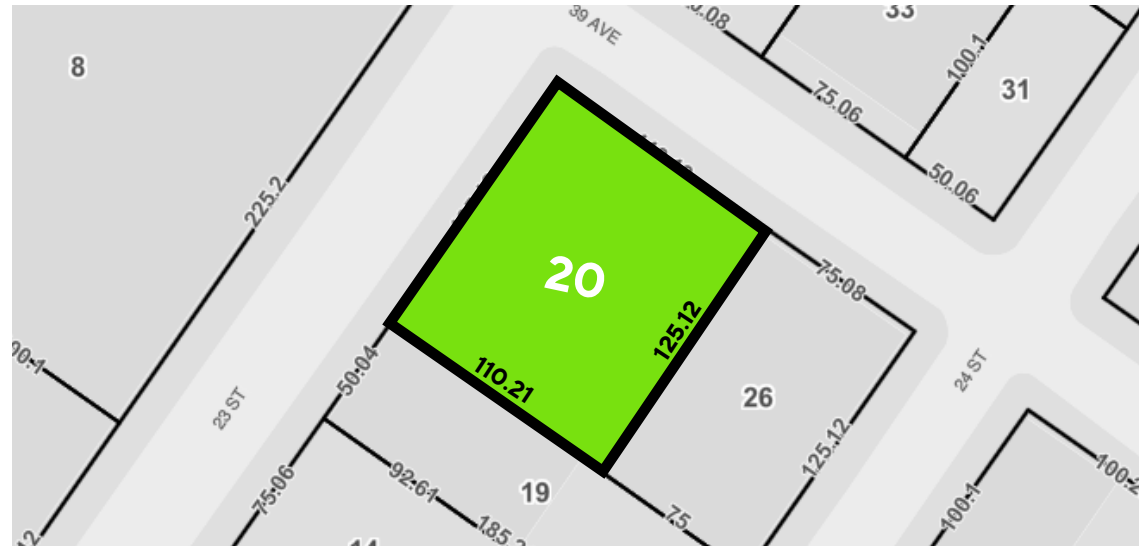
39-01 23rd Street sits on a 125 ft x 110 ft lot and is zoned M1-2 offering approximately 27,500 buildable square feet. This property will be delivered vacant.

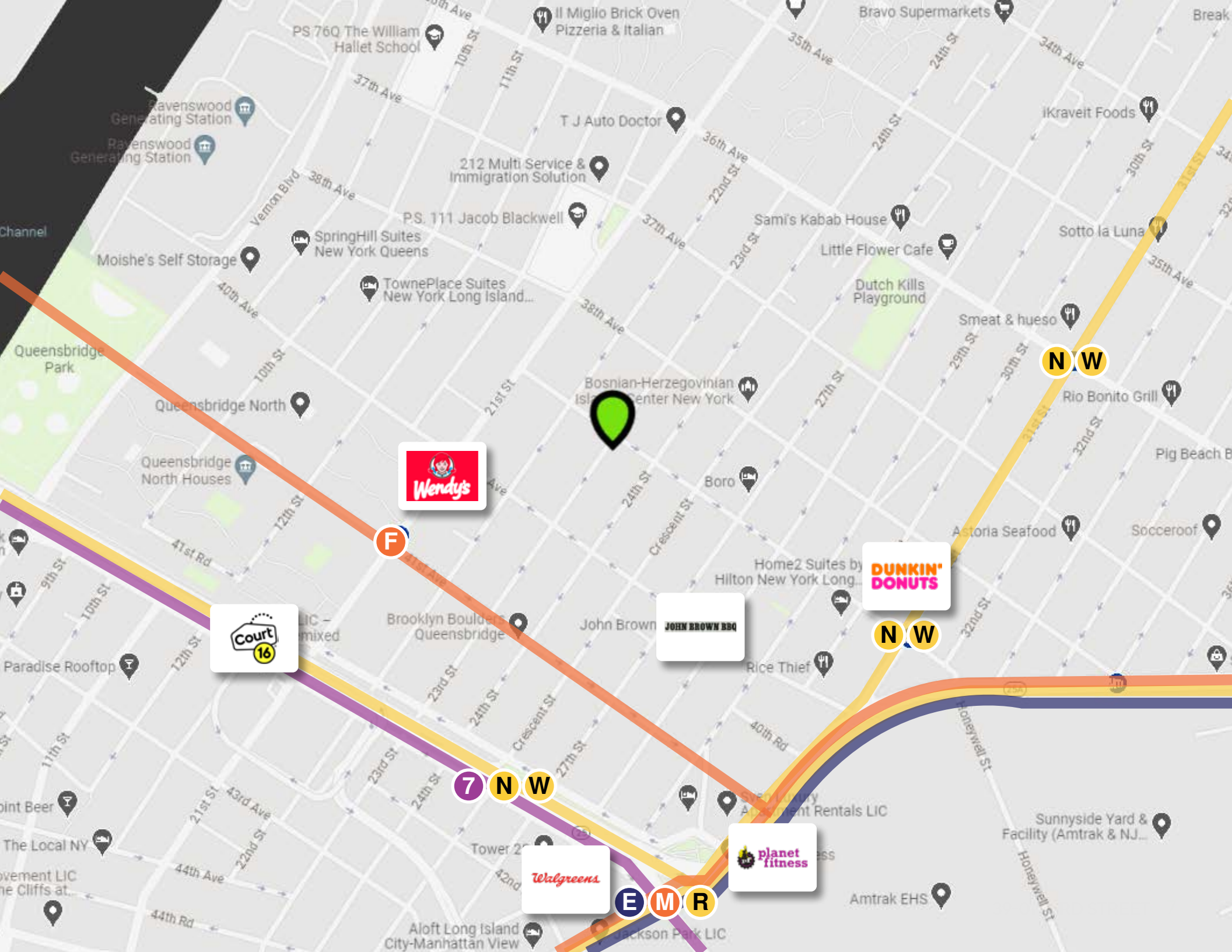
The property is located within walking distance to the E, M, R, N, W & 7 subway lines.

BUILDING INFORMATION

BLOCK & LOT:	00394-0020
NEIGHBORHOOD:	Long Island City
CROSS STREETS:	Corner of 23rd St & 39th Ave
LOT DIMENSIONS:	125 ft x 110 ft
TOTAL BUILDABLE SF:	27,500
ZONING:	M1-2
FAR:	2.0
TAX CLASS:	4
NOTES:	Delivered Vacant; 125 ft of frontage on 23rd Street & 110 ft of frontage on 29th Avenue

TAX MAP





ADDITIONAL PROPERTY PHOTOS





IPRG

**39-01 23RD STREET
LONG ISLAND CITY, NY 11101**

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