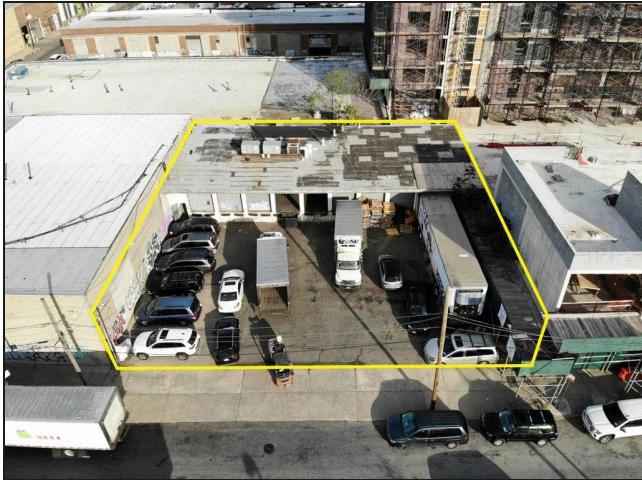


# 10,000 sf M1-5 Long Island City Site For Sale

5224 34th St, Long Island City, Queens, NY



DY Realty Group, LLC has been retained on an exclusive basis to handle the disposition of 52-24 34th Street in Long Island City, Queens.

The property consists of a  $\pm 8,000$  sf warehouse and  $\pm 6,000$  sf of paved land. The building has sufficient loading through 10 exterior loading docks. With a zoning of M1-3 and a maximum buildable of  $\pm 50,000$  square feet, the site also has great development potential.

Only one block from the Long Island Expressway and minutes from Manhattan, this property is a rare opportunity to enter the hard sought Long Island City real estate market.

## Location

**Address** 5224 34th St, Long Island City, Queens, NY

## Sq Ft

<b>Available Space</b>	8,000 sf	<b>Floors</b>	4,000 sf Lower / 4,000 sf Grnd
<b>Available Land</b>	6,000 sf	<b>Plot</b>	10,000 sf
<b>Buildable SF</b>	50,000 sf		
<b>Bldg Area</b>	8,000 sf		

## Financials

<b>Asking Sale</b>	Call or Email	<b>Possession</b>	On Title
<b>Taxes</b>	\$39,268.00		

## Construction

<b>Use</b>	Development / Industrial	<b>Zone</b>	M1-3
<b>Bldg Type</b>	1-Story	<b>FAR</b>	5
<b>Ceiling</b>	11-15'	<b>Loading Docks</b>	10

FOR MORE INFORMATION:

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## TRANSPORTATION

