

**EXCLUSIVE**

# Corner Yard & Building For Lease or Sale

## 217-79 Hempstead Avenue

JAMAICA, NY 11429



### TOTAL AVAILABLE

12,094 SF PLOT SIZE

5,359 SF BUILDING

6,735 SF YARD (PAVED + FENCED)

### FEATURES

5 OVERHEAD DOORS

GAS HEAT, 3-PHASE POWER

14' CEILINGS

TURN-KEY OFFICE (750 SF)

ZONED C2-3, R3-2

ANNUAL RE TAXES OF \$35,105.00

**INDUSTRIAL, WHOLESALE, RETAIL**

**STEPS TO BELMONT PARK**



**APPROVED FOR AUTOMOTIVE USE**

Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

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