

EXCLUSIVE

99 Year NNN Lease 39-26 30th Street

LONG ISLAND CITY, NY 11101



RESIDENTIAL/HOTEL / DEVELOPMENT SITE

\$450,000 PER ANNUM

99 YEAR NNN LEASE

PROPERTY TYPE

ASKING RENT

STATUS

BLOCK & LOT	399 / 31
LOT SIZE	75 ft x 100 ft
LOT SF	7,500 SF
BUILDING SIZE	75 ft x 100 ft
BUILDING SF	7,400 SF
STORIES	1
YEAR BUILT	1946
ZONING	M1-3/R7X, LIC
FAR AS BUILT	0.99
MAX FAR	3.75 Residential 1.25 Inclusionary Housing 5.00 Residential or Commercial / Hotel
BUILDABLE SF	37,500 BSF
ASSESSMENT	\$371,250
RE TAXES (19/20)	\$33,289
BENEFITS	Located in Qualified Opportunity Zone

PROPERTY DESCRIPTION

Greiner-Maltz is pleased to offer for a 99-year ground lease, a 7,500 SF lot with a 7,400 SF one-story factory in prime Long Island City. The asking rent is \$450,000 per annum plus a 1.5M upfront payment at lease signing. The upfront payment will be structured as a 467 rental agreement.

Located in the LIC Core Neighborhood and Dutch Kills Subdistrict, it is within an Inclusionary Housing designated area. Several nearby developments, new residential towers, and several hotels. This property is ideal for development for mixed-use or hotel.

FEATURES

- Located in qualified opportunity zone

TRANSPORTATION

At the **E F M N R W 7**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENTS:

(718) 786-5050

KOSTAS ALAFOYIANNIS
kostas@greiner-maltz.com

LEAH CHEN
lchen@greiner-maltz.com

GREINER-MALTZ
REAL ESTATE

Creating Opportunities Together
WWW.GREINER-MALTZ.COM

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.