

37-28 9TH STREET

LONG ISLAND CITY, QUEENS 11101

~~RENOVATE~~, USE, AND DEVELOP IN LIC!

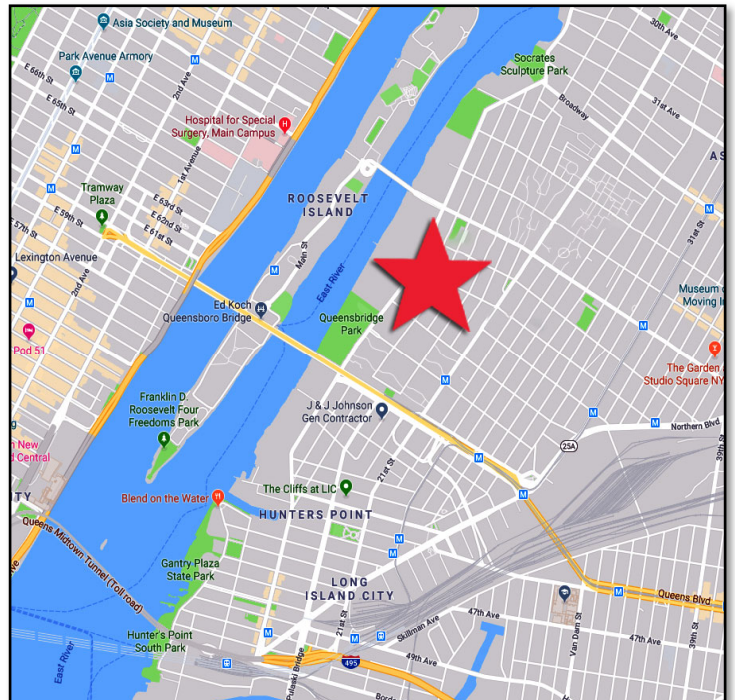
9,450 SF BUILDING & YARD FOR SALE



- 10,000 SF TOTAL PLOT SIZE (100' x 100')
- **9,450 SF THREE-FLOOR LOFT BUILDING**
BRAND NEW \$1,500,000 RENOVATION
 - HEAVY POWER
 - FULLY HVAC'D & SPRINKLERED
 - LIFT ACCESSING ALL FLOORS
 - NATURAL LIGHT
- **6,850 SF PAVED & FENCED YARD**
- **ZONED MI-3 (5 F.A.R.)**
- **BUILDABLE TO 50,000 SF AS-OF-RIGHT**
- REAL ESTATE TAXES: \$32,489⁰⁰ PER ANNUM
- BLOCKS FROM **F N W 7 E M R**

**FOR ADDITIONAL INFORMATION CONTACT
EXCLUSIVE AGENTS:**

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Broker Cooperation Encouraged

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