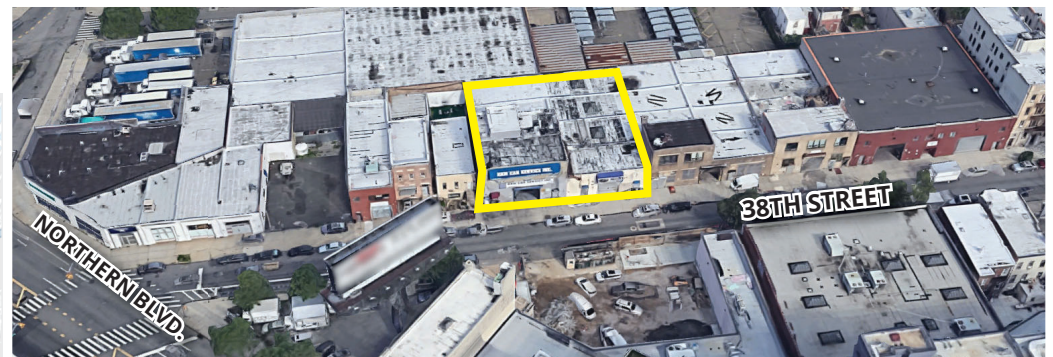


1ST TIME SALE IN LONG ISLAND CITY, QUEENS!

HALF-BLOCK TO NORTHERN BLVD. & 3 BLOCKS TO **M****R** SUBWAY

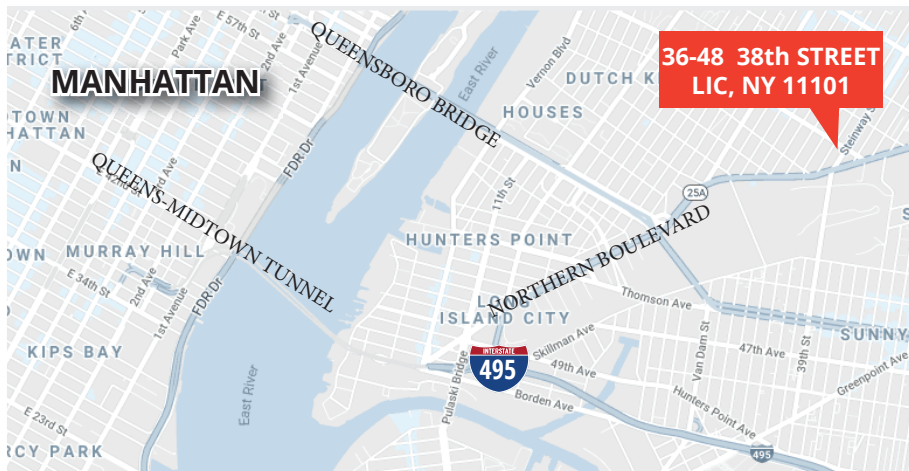
FEATURES

- 10,000 SF PLOT (100' X 100')
- 10,000 SF GROUND FLOOR WAREHOUSE
- 2,500 SF 2ND FLOOR OFFICE
- 15' CEILINGS, SLAB ON GRADE
- TWO DRIVE-IN DOORS (14' HIGH)
- ZONED M1-1
- REAL ESTATE TAXES \$50,101.00
- **BUY NOW, GROUND-FLOOR CURRENTLY WITH MONTH-TO-MONTH TENANCIES**
- **LOCATED IN A QUALIFIED OPPORTUNITY ZONE**



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OCCUPY OR RENT OUT - "A PERFECT 10!"



EXCLUSIVE AGENT:
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