

FOR SALE OR LEASE IN LONG ISLAND CITY

PRIME CORNER WITH STEADY CASH FLOW OR POSSESSION

CORNER OF THOMSON AVE & SKILLMAN AVE



- **6,300 SF SITE**
- **AT UPPER LEVEL ENTRANCE 59TH STREET BRIDGE**
- **PRIME CORNER - 347 FT FRONTAGE**
- **EXCELLENT CASH FLOW - NOI OVER \$310,000 PER ANNUM**
- **SIGNAGE - HIGH TRAFFIC**
- **PEDESTAL BILLBOARD**
- **FULLY LEASED WITH UPSIDE - LEASES ROLLOVER 4/2021**
- **LOCATED IN QUALIFIED OPPORTUNITY ZONE**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENT

KYLE MALTZ

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