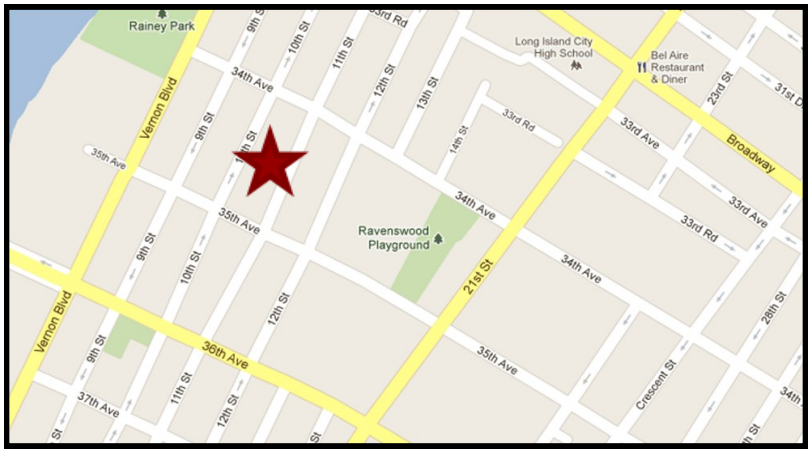
34-40 11th Street & 34-21 10th Street
For Sale

Long Island City, Queens, NY 11106

CPEX®
Investment Sales

Location:	Between 34th and 35th Ave.	
Block-Lot:	325-42; 325-15	
Zoning:	R5	
Residential FAR:	1.25	
Residential Infill FAR:	1.65	
Community Use FAR:	2.0	
Lot Size:	250' x 185'	(approximately)
Lot SF:	38,497	(approximately)
Residential BSF:	63,520	
Community Use BSF:	76,994	
Building Dimensions:	250' x 185'	(approximately)
Building SF:	70,658	
Stories:	2	
Assessment (12/13):	$1,281,470	(tentative)
Taxes (12/13):	$130,095	(tentative)



Property Description:

- Consists of 2 separate buildings
- May be sold as package or separately
- Masonry construction
- Heavy floor loads
- Fully sprinklered
- 3 drive-in access points
- Ceiling height approximately 14'-16'

Neighborhood Description:

- Highly Desired Location
- Prime Long Island City-Astoria border
- Emerging market

Transportation:

- Located next to the Brooklyn-Queens Expressway
- Close proximity to Manhattan, Brooklyn, and Long Island
- Serviced by the N and Q trains. Serviced by the B104 Bus Line.

Price Upon Request

For Further Information, Please Contact Exclusive Sales Team

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