

**EXCLUSIVE**

# EXCELLENT 1031 EXCHANGE OR **COLLECT INCOME** WHILE YOU WAIT

## 60-05 37TH AVENUE

WOODSIDE, NY 11377

**7,000 SF CORNER LOCATION IN WOODSIDE!**



### PROPERTY OVERVIEW

- 7,000 SF WAREHOUSE
- 7,266 SF LOT
- 90' X 80' CORNER LOCATION

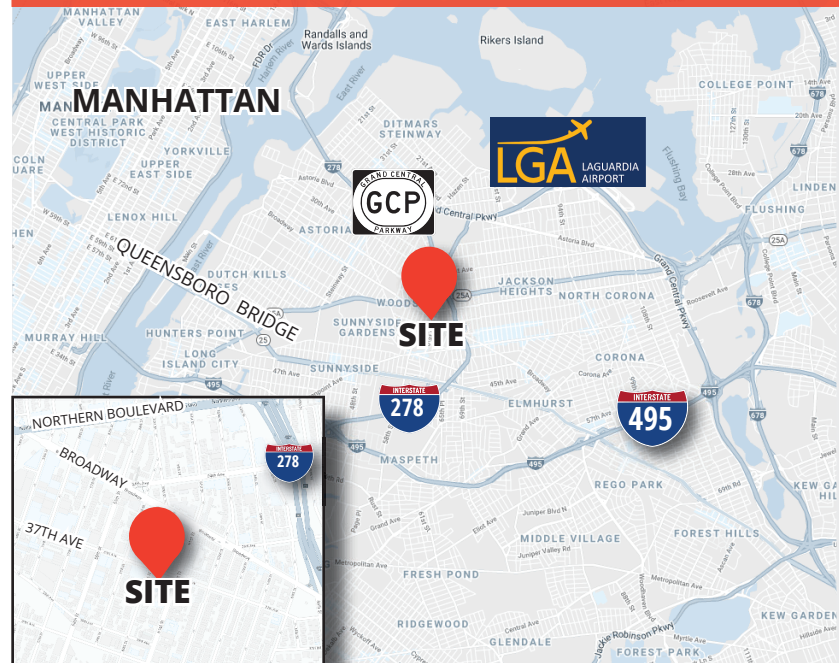
### FEATURES:

- 80 FEET OF FRONTAGE ON TWO SIDES
- ONE LARGE OVERHEAD DOOR
- GAS HEAT, HVAC
- 16' CEILING HEIGHT
- 1 LOADING DOCK / 1 DRIVE-UP RAMP
- RE TAXES \$25,650
- NEGOTIABLE TO DECEMBER 31ST, 2022
- CALL FOR MORE INFO

### ACCESS:

- WALK TO **EMR7**
- MINUTES TO **278** **495** **GCP**
- OFF OF NORTHERN BLVD.
- NEAR QUEENS BLVD.

**LOCATED NEAR 3 MAJOR HIGHWAYS  
CLOSE TO LGA INT'L AIRPORT!**



### EXCLUSIVE AGENTS

**KOSTAS ALAFOYIANNIS**

(718) 786-5050 x227

kostas@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.