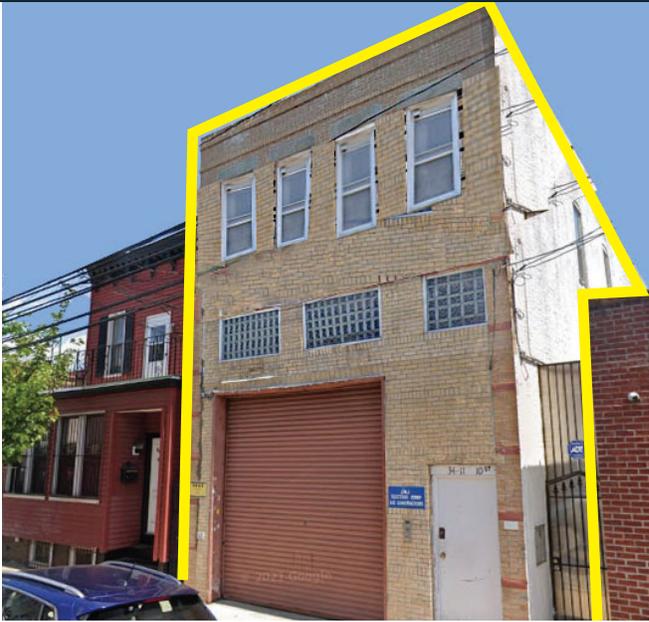


EXCLUSIVE

FOR SALE OR LEASE! TWO-STORY WAREHOUSE WITH INCOME IN ASTORIA!

34-11 10th Street

ASTORIA, NY 11106



INCOME PRODUCING UNITS!

WAREHOUSE

2nd FLOOR

PROPERTY DETAILS:

Block/Lot: 325-22

Lot Dimensions: 25' Ft x 100' Ft

Ground Floor Warehouse: 2,200 SF

2nd Floor (Partially Rented): 1,600 SF

Storage/Mezzanine: 1,000 SF

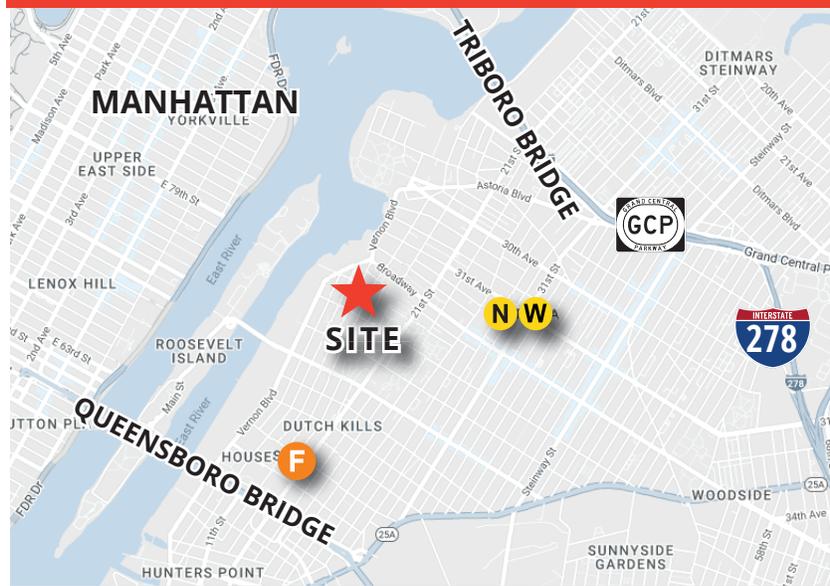
Total SF: 4,800 SF

RE Taxes: \$16,310.

FEATURES

- **R5 ZONING WITH FACTORY C.O** – FLEXIBLE USE TYPES ALLOWED FOR SITE
- **CAN BE DELIVERED WITH RENTAL INCOME ON SECOND FLOOR, PARTIALLY VACANT, OR FULLY VACANT**
- 17' CEILINGS
- 1 DRIVE IN DOOR
- COLUMN FREE
- BRICKMILL CONSTRUCTION
- HOT WATER / GAS HEAT
- SIDE YARD / SECONDARY ENTRANCE

A PERFECT OWNER/USER OPPORTUNITY!



ACCESS

- WALKING DISTANCE TO **NWF**
- NEARBY QUEENSBORO BRIDGE!
- MINUTES FROM MANHATTAN!

EXCLUSIVE AGENT

KYLE MALTZ

(718) 786-5050 x218

kmaltz@greiner-maltz.com

GREINER-MALTZ

REAL ESTATE
Creating Opportunities Together

WWW.GREINER-MALTZ.COM

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