

FOR SALE

ULTRA PRIME HUNTERS POINT L.I.C LOCATION!

10,000 SF WITH 5,000 SF PARKING/STORAGE

5-33 48TH AVENUE | LONG ISLAND CITY, NY



PROPERTY OVERVIEW:

- **GROUND FLOOR: 10,000 SF**
- **LOWER LEVEL: 5,000 SF**
- **AVAILABILITY: IMMEDIATE**

SPACE AVAILABLE:

- **NNN INVESTMENT OPPORTUNITY!**
- **\$550,000 NOI PER ANNUM (CALL FOR MORE DETAILS)**
- **IN-PLACE TENANT**
- **GENERATE CASH FLOW IMMEDIATELY!**

ACCESS:

- MINUTES TO   
- MINUTES TO MANHATTAN!
- WALK TO ALL L.I.C. SUBWAYS!

MINUTES TO MANHATTAN! PRIME HUNTER'S POINT LOCATION!



CONTACT EXCLUSIVE AGENT:

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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.

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**EXCELLENT HUNTERS POINT
LOCATION!**



**NEW STOREFRONT ENTRANCES
AND LOBBYS!**

HIGHEND IN-PLACE TENANCY!



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