

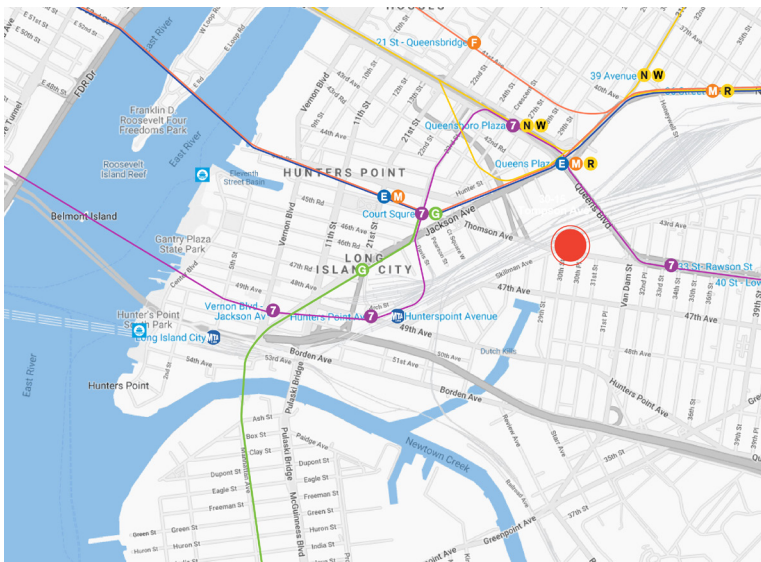
PRIME CORNER WITH STEADY CASH FLOW OR POSSESSION

30-15 THOMSON AVENUE, LONG ISLAND CITY, NY 11101

FOR SALE



- 6,300 SF SITE
- AT UPPER LEVEL ENTRANCE 59TH STREET BRIDGE
- PRIME CORNER - SKILLMAN & THOMSON AVENUE - 347 FT FRONTAGE
- EXCELLENT CASH FLOW - NOI EST. \$285,725
- SIGNAGE - HIGH TRAFFIC
- PEDESTAL BILLBOARD - CURRENTLY **UBER**
- FULLY LEASED WITH UPSIDE - LEASES ROLLOVER 4/2021
- LOCATED IN QUALIFIED OPPORTUNITY ZONE



EXCLUSIVE AGENT

KYLE MALTZ
(718) 786-5050
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GREINER-MALTZ
REAL ESTATE

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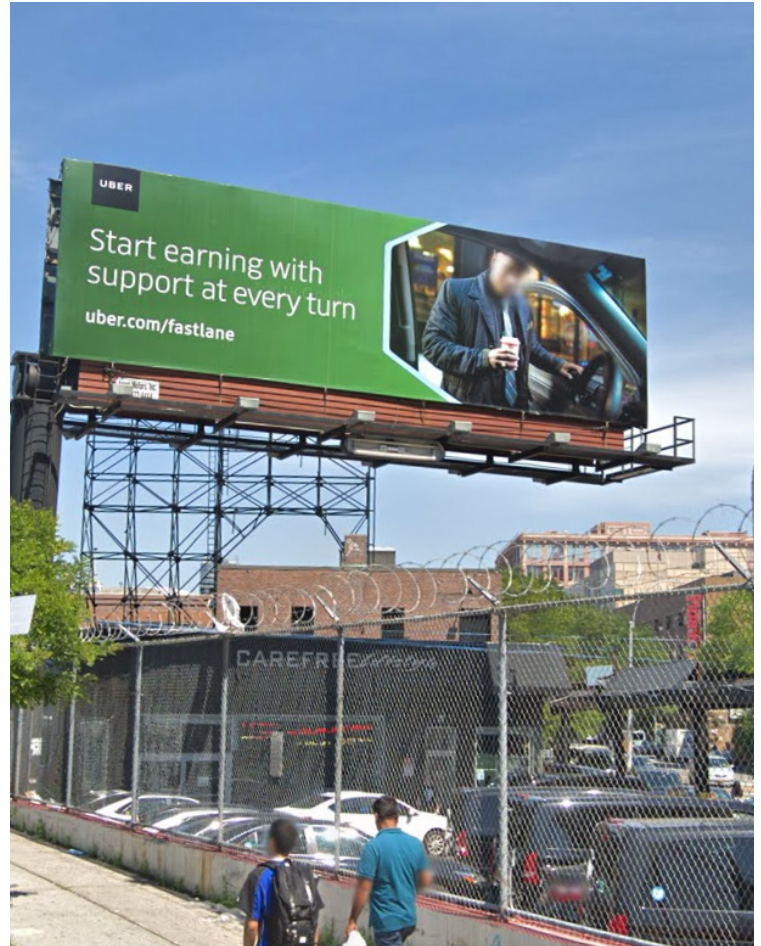
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PROPERTY INFORMATION

BLOCK & LOT	275 / 35
LOT SIZE	150 ft x 84 ft
LOT SF	6,300 SF
BUILDING SIZE	44 ft x 28 ft
BUILDING SF	1,382 SF
# BUILDINGS	2
STORIES	1
YEAR BUILT/ALTERED	1958 / 1997
ZONING	M1-4
FAR AS BUILT	0.22
MAX FAR	2.00 Commercial 6.50 Community Facility
BUILDABLE SF	12,600 SF Commercial 40,950 SF Community Facility
ASSESSMENT	\$223,200
RE TAXES (19/20)	\$21,129



PROPERTY DESCRIPTION

Greiner-Maltz is pleased to offer for sale a 6,300 SF corner property with a 1,382 SF structure, and 1 double-sided billboard. The property has two commercial tenants along with a leased billboard. This property provides the opportunity for positive steady income in the heart of LIC.

TRANSPORTATION

Near the **EMR7**
Citibike Station at 31st St / Thomson Ave
Queens Midtown Tunnel
Pulaski Bridge
Ed Koch Queensboro Bridge
I-495 / Queens Midtown Expy

FEATURES

- Corner property in desirable Long Island City
- 150 ft frontage on Thomson Avenue (wide street)
- 197 ft frontage on Skillman Avenue
- 45,935 daily traffic count on Thomson Avenue
- Located in Long Island City IBZ
- Next to LaGuardia Community College and Bard High School

Income and Expenses, Rent Roll, C of O and Zoning Analysis are available upon request.

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RENT ROLL

UNIT	TENANT	SF	RENT \$/SF	ANNUAL RENT	LEASE START	LEASE END	OPTION	COMMENTS
BILLBOARD	UBER	N/A	N/A	\$132,000	6/1/2018	6/1/2020	NONE	
GROUND FLOOR	AMERICAN LEASE	5,000	\$26.23	\$131,125	5/1/2016	3/1/2021	NONE	PAYS ALL UTILITIES + RE TAXES PLUS 3% OVER BASE YEAR 2016
2ND FLOOR	ROYAL BAY INSURANCE	1,300	\$37.38	\$48,600	4/1/2016	4/1/2021	NONE	PAYS ALL UTILITIES 5% OVER BASE YEAR 2016
TOTAL		6,300		\$311,725				

GROSS INCOME

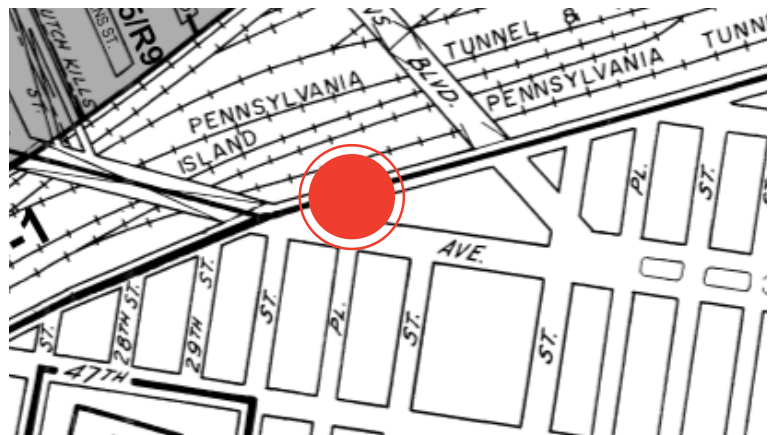
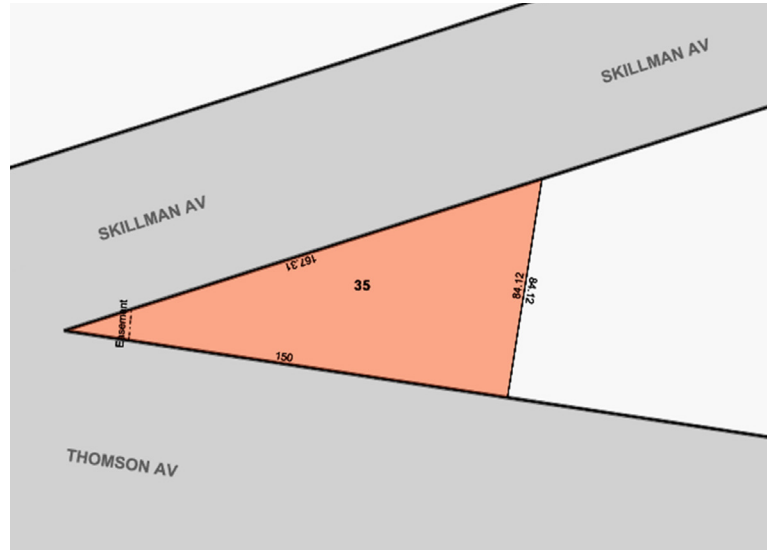
COMMERCIAL INCOME	\$311,725
RE PASS THROUGH	\$12,129
TOTAL GROSS INCOME	\$323,854

GROSS EXPENSES

REAL ESTATE TAX	\$21,129
INSURANCE	\$8,000
UTILITIES	PASS-THRU
MAIN/ REPAIRS	PASS-THRU
SERVICE CONTRACTS	PASS-THRU
LEASE-UP	\$2,000
LEGAL & ACCOUNT	\$4,000
MANAGEMENT	\$3,000
TOTAL GROSS EXPENSES	\$38,129

NET OPERATING INCOME

ACTUAL NOI	\$285,725
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Form 54-115M (01/12/13) 514

DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF QUEENS, CITY OF NEW YORK

No. **Q 120611**
 Date **1/17/98**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. _____

To the owner or owners of the building or premises: _____

THIS CERTIFIES that the new ~~three-story~~ building premises located at
30-15 Thomson Ave., N.E. Cor. Skillman Ave., Block **275** Lot **35**

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~xxxx~~ No. **N.B. 3651/55** Construction classification— **Non-fire**
 Occupancy classification— **Comm.** Height **1** stories, **13** feet.
 Date of completion— **6/25/57** Located in **Unrestricted** Use District.
 A Area **2** Height Zone of time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: _____
 (Caretaker signature to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1	On gr.	5	0	5	Gasoline Service Station, Laboratory, Storage, Sales Room, Auto Repairs, Parking and Storage of more than (5) motor vehicles.
					Fire Department Certification 1/13/98.
					Plot - 150' x 84.12' x 167.33' x 10'

[Signature]
 Borough Superintendent

CERTIFICATE WILL BE NULL AND VOID IF ALTERED IN ANY MANNER OR ADDITIONS ARE MADE THERETO.
 (Page 1)

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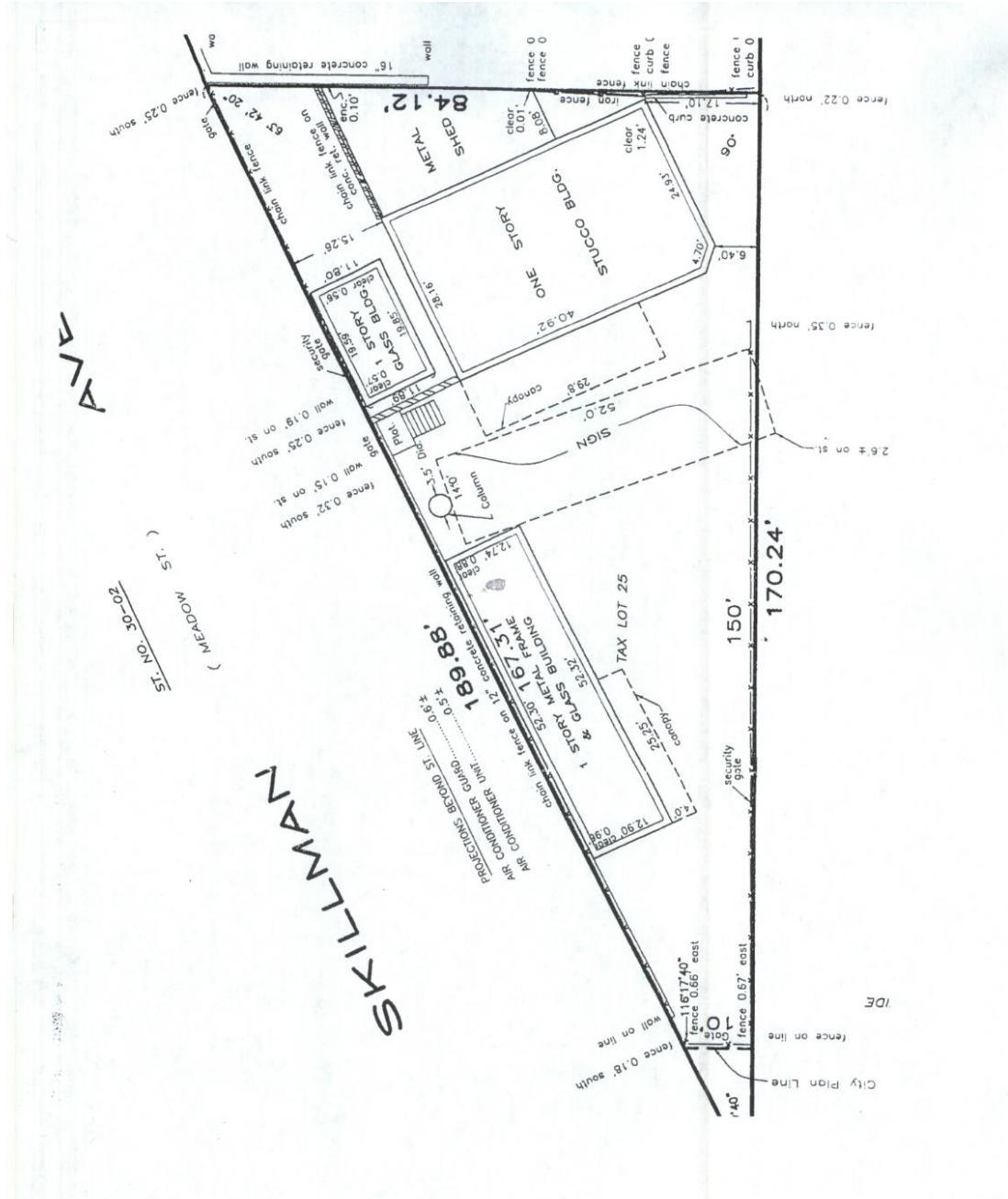
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ZONING DESCRIPTION: M1-4

M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right.

Floor area ratios in M1 districts range from 1.0 to 10.0, depending on location; building height and setbacks are controlled by a sky exposure plane which may be penetrated by a tower in certain districts. Although new industrial buildings are usually low-rise structures that fit within sky exposure plane, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts.

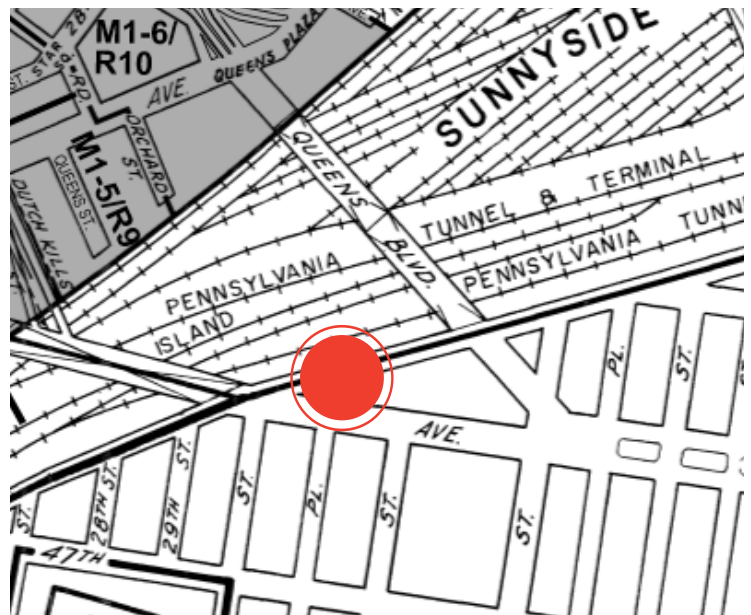
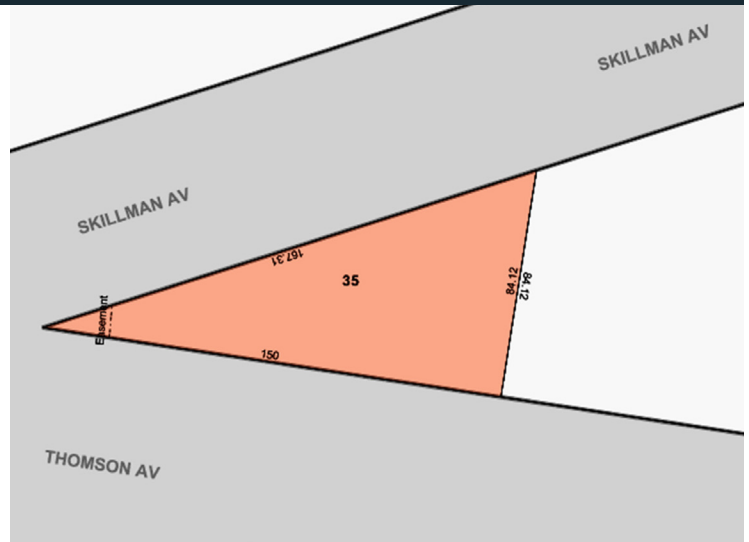
Parking and loading requirements vary with district and use. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment. Parking is not required in Long Island City or M1-4, M1-5 and M1-6 districts, mapped mainly in Manhattan. Requirements for loading berths of specified dimensions differ according to district, size and type of use.

APPENDIX J DESIGNATED M DISTRICT

Designated Areas in M districts are areas where the development of new self-storage facilities is subject to restrictions. Designated areas in which self-service storage facilities are subject to the as-of-right provisions of Section 42-121 (Use Group 16D self-service storage facilities) are shown as Subarea 1, and those in which such uses are subject to special permit of the City Planning Commission pursuant to Section 74-932 (Self-service storage facility in designated areas within Manufacturing Districts) are shown as Subarea 2.

LONG ISLAND CITY IBZ

The Industrial Business Zones (IBZs) were created in early 2006 in areas of the Bronx, Brooklyn and Queens. The IBZ program evolved from the City's earlier policies focused on In-Place Industrial Parks (IPIP), which provided business support services to industrial and manufacturing businesses located within the IPIP and addressed issues related to infrastructure and the business environment.



Like the IPIPs, policies applying to the IBZs continue to offer targeted support services for industrial firms and attend to area-wide improvements. The designation also provides relocation tax credits to qualifying businesses that locate within an IBZ to direct investment to New York City's strongest industrial areas. To create more certainty on land use policy, IBZ designation also carries a commitment by the Bloomberg Administration not to support a rezoning permitting new residences. Only manufacturing districts may be designated as IBZs. Currently, the IBZ Boundary Commission is reviewing proposed modified and new boundaries.

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DEVELOPMENT IN THE AREA

According to the Department of Buildings, since 10/2/019 in Long Island City area (Hunters Point, Sunnyside, West Maspeth, Queensbridge, Ravenswood, & Long Island City):

105

DEMOLITION PERMITS FILED
(SINCE 2018)

690

CONSTRUCTION EQUIPMENT PERMITS FILED
(SINCE 2018)

470

NEW BUILDING PERMITS FILED
(SINCE 2018)

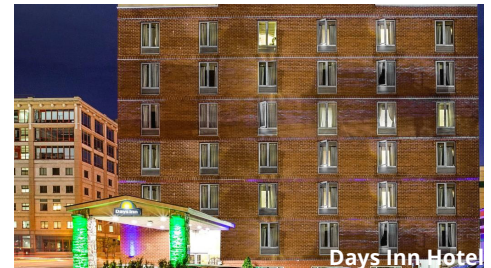
1. **Days Inn Hotel** (completed 2008)
6-story 74 key hotel
2. **31-27 Thomson Ave** (proposed)
4-story commercial rental building proposed by KRM Equities LLC
3. **32-35 Queens Blvd** (under construction)
17-story 155 key hotel by Fongtar Realty, Inc
4. **The Mill LIC** (completed 2019)
3-story 56k SF converted loft industrial space now for lease as office space
5. **Feather Factory Hotel** (completed 2016)
Formerly Motel 6. Converted from warehouse to 59-key hotel



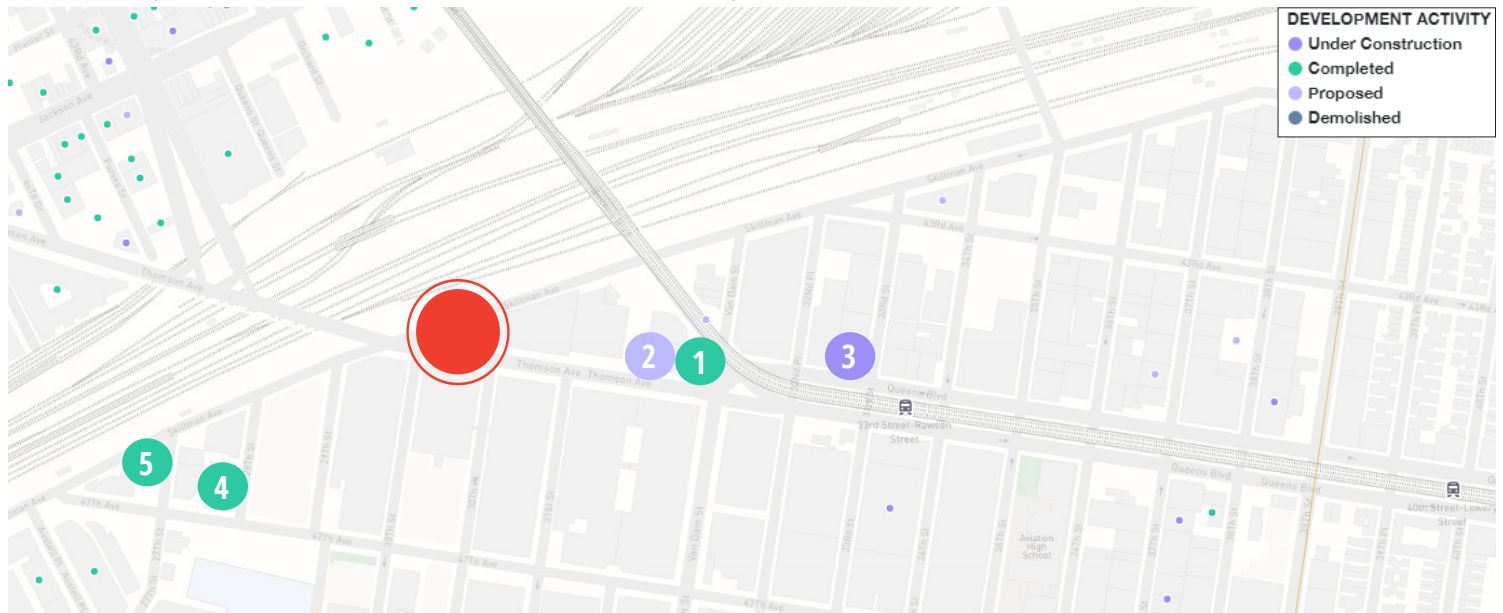
Feather Factory



The Mill LIC



Days Inn Hotel



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