

FOR SALE IN LONG ISLAND CITY

PRIME CORNER - 3 INCOME SOURCES

50,000 CARS PER DAY AT 59TH STREET BRIDGE

CORNER OF THOMSON AVE & SKILLMAN AVE



- **6,300 SF SITE**
- **AT UPPER LEVEL ENTRANCE**
- **59TH STREET BRIDGE**
- **PRIME CORNER - 347 FT FRONTAGE**
- **CURRENTLY BUILT OUT AS CAR SHOWROOM WITH ANCILLARY PARKING**
- **EXCELLENT CASH FLOW - NOI OVER \$310,000 PER ANNUM**
- **PEDESTAL BILLBOARD - HIGH TRAFFIC AREA**
- **FULLY LEASED WITH UPSIDE**
- **LOCATED IN QUALIFIED OPPORTUNITY ZONE**

FOR MORE INFORMATION CONTACT EXCLUSIVE AGENT

KYLE MALTZ

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