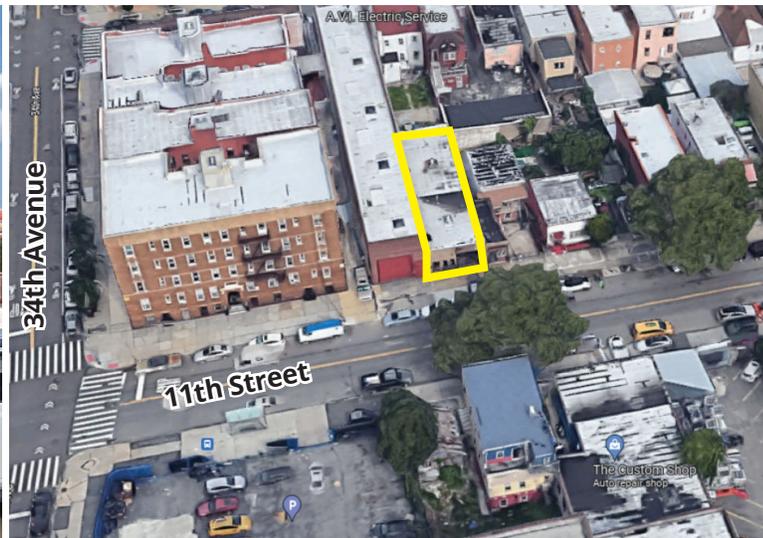
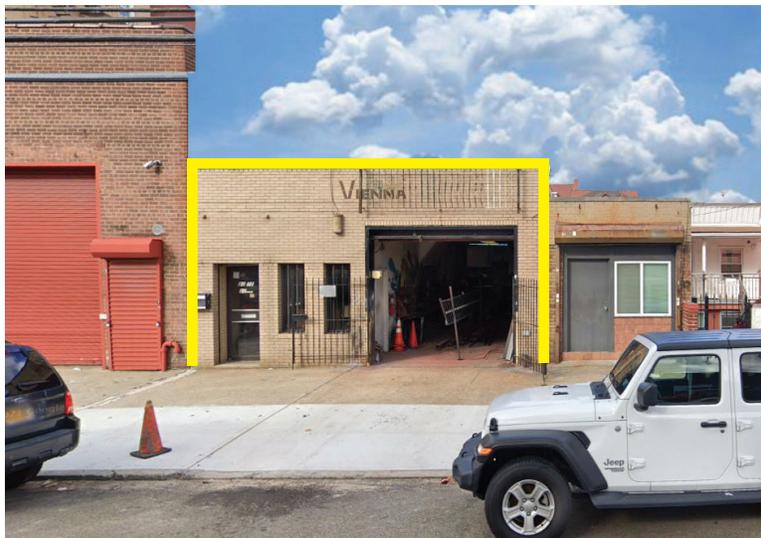


EXCLUSIVE

WAREHOUSE OF SALE - HEART OF ASTORIA!

33-72 11th STREET

ASTORIA, NY 11106



GET IN ON THE GROUND FLOOR!

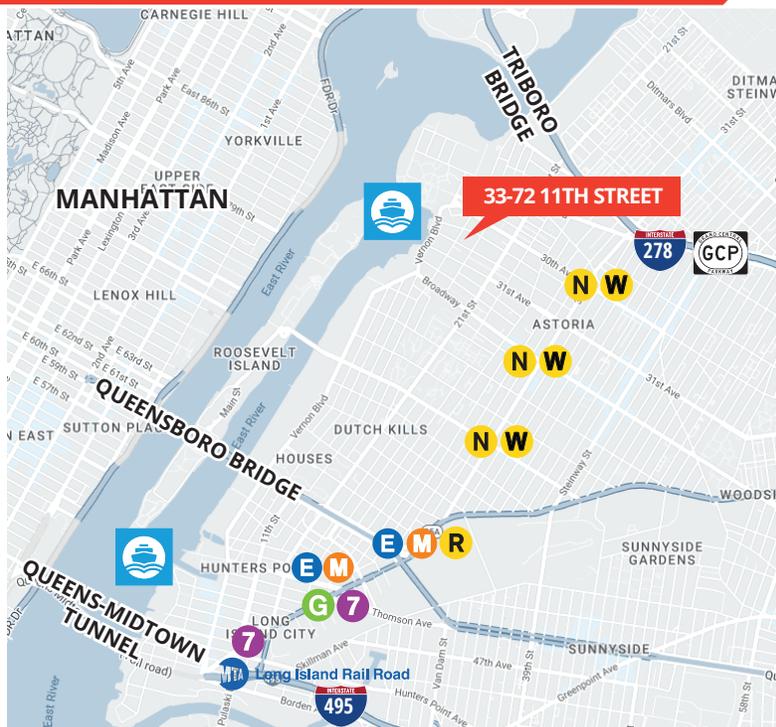
- **BLOCK/LOT:** 319 / 43
- **BUILDING SIZE:** 25' X 85' FOOTPRINT;
2,125 SF GROUND FLOOR WAREHOUSE
- **ZONING:** R5; BUILDABLE TO 2,650 SF
- **CEILING HEIGHT:** 11 FT
- **LOADING:** 1 DRIVE-IN
- **REAL ESTATE TAXES:** \$7,066.00
- **CERTIFICATE OF OCCUPANCY:** MACHINE SHOP

FEATURES

- 400 AMPS
- GAS HEAT
- DOUBLE-WIDE STREET
- LOCATED IN QUALIFIED OPPORTUNITY ZONE

ACCESS

- EASY ACCESS TO 495 / LONG ISLAND
- I-278 / BROOKLYN-QUEENS EXPY
- QUEENSBORO AND TRIBORO BRIDGES,
MIDTOWN TUNNEL



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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