

EXCLUSIVE

4,900 SF Single-Story Warehouse Delivered Vacant

34-15 10th Street

ASTORIA, NY 11106



ADDRESS	34-15 10th Street
BLOCK/LOT	325 / 10
LOT DIMENSIONS	50.04 ft x 100.11 ft
LOT SIZE	4,900 SF
BUILDING DIMENSIONS	50 ft x 100 ft
BUILDING SIZE	4,900 SF
CONSTRUCTION	Brick Masonry
ZONING	R5 / Opportunity Zone
FAR AS BUILT	1.00
MAX FAR	1.25 Residential 2.00 Community Facility
BUILDABLE SF	6,125 SF Residential 9,800 SF Community Facility
AIR RIGHTS	1,225 SF
REAL ESTATE TAXES	\$20,019

PROPERTY DESCRIPTION

Greiner-Maltz has been retained on an exclusive basis to market the sale of 34-15 10th Street, a single-story 4,900 SF warehouse in Astoria, Queens. Located on 10th Street between 34th & 35th Avenues; This property is two blocks from Vernon Blvd, a busy truck route that leads to Roosevelt Island, Astoria Blvd to i-278, Queens Plaza to Queensboro Bridge, i-495 / Queens Midtown Tunnel, and 49th Ave to Pulaski Bridge. Easily serviceable to all boroughs.

This opportunity is well suited for owner-users or investors.

FEATURES

- Delivered Vacant, perfect for owner-user
- Clear Span
- Fully HVAC'd
- 1 Drive-In Door
- Certificate of Occupancy for factory and warehousing
- Located in Qualified Opportunity Zone

ASKING PRICE

\$2,250,000

EXCLUSIVE AGENT

TOMAS SHLEIWET

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tomas@greiner-maltz.com

GREINER-MALTZ
REAL ESTATE

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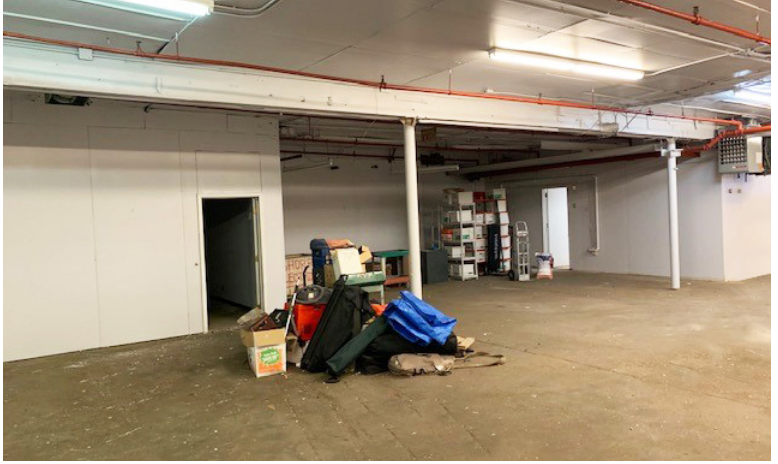
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Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner 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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