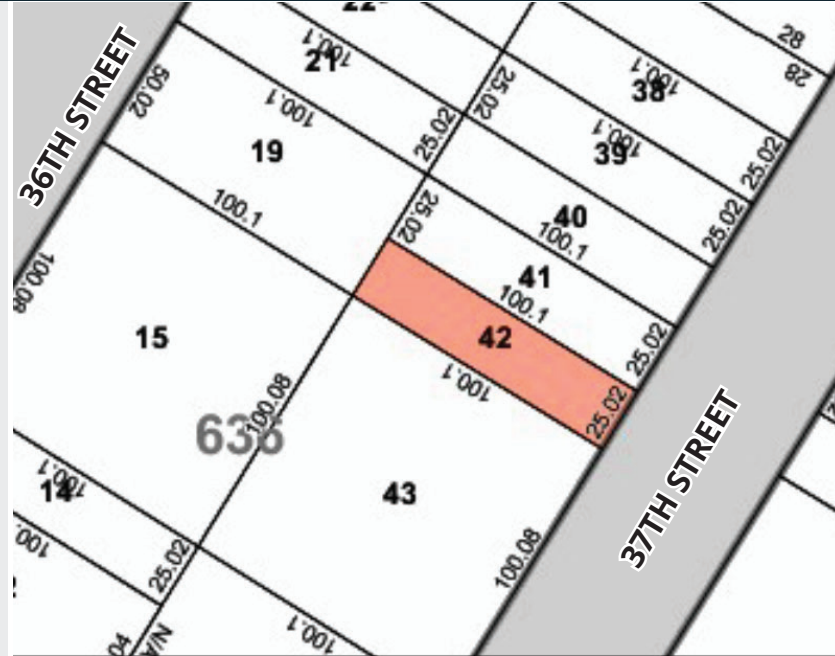


EXCLUSIVE

HEART OF LONG ISLAND CITY OFFICE BUILDING FOR SALE

36-30 37TH STREET LONG ISLAND CITY, NY 11101



**OFFICE/MEDICAL/FLEX/CREATIVE
MINUTES TO MANHATTAN!**

PROPERTY OVERVIEW

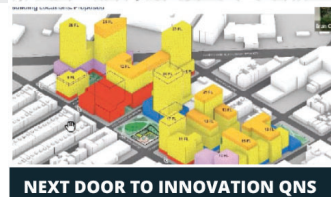
- **SIZE:** 2,500 SF LOT
- **ZONED:** M1-1
- **R.E TAXES:** \$15,912

PROPERTY FEATURES

- GROUND FLR: 2,200 SF / 2ND FLR. 1,100 SF
- GREAT FRONTAGE
- CONFERENCE ROOM
- KITCHENETTE
- PRIVATE ENTRANCE TO SECOND FLOOR
- **LOCATED IN A QUALIFIED OPPORTUNITY ZONE**

ACCESS:

- 3 BLOCKS TO **M R**
- 5 BLOCKS TO **N W**



EXCLUSIVE AGENT

MATTHEW MCMULLEN

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Creating Opportunities Together

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