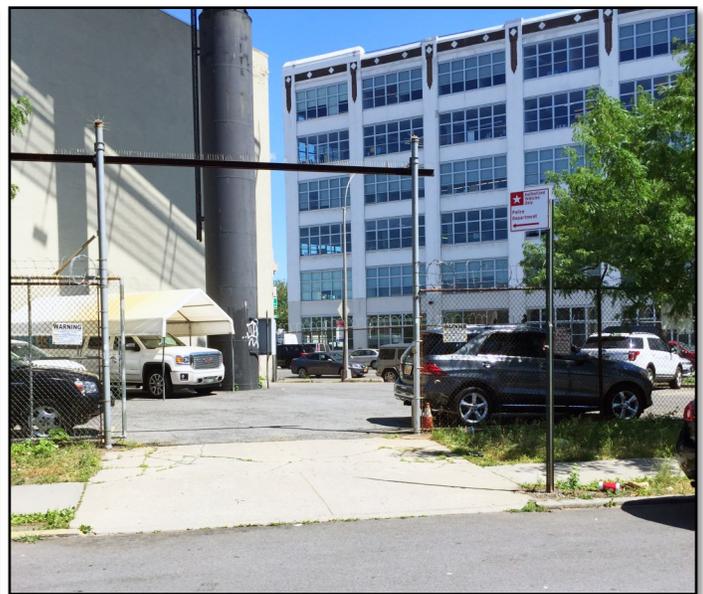


PRIME NORTHERN BOULEVARD LOCATION

36-31 38TH STREET LONG ISLAND CITY, NY 11101

20,280 SF 2-STORY COMMERCIAL BUILDING + 5,600 SF PARKING

- BLOCK: 665 / LOT: 10
- 10,140 SF ON EACH FLOOR
- 5,600 SF PARKING
- HVAC
- FINISHED HARDWOOD FLOORS THROUGHOUT BUILDING
- LOTS OF NATURAL LIGHT WITH MULTIPLE SKYLIGHTS
- IDEAL FOR OFFICE, MEDICAL, AND RECREATIONAL USE
- NEIGHBORS INCLUDE: PAPER FACTORY HOTEL, SILVER STAR MOTORS, LEXUS OF QUEENS, KAUFMAN STUDIOS
- BLOCKS TO **M N R W** SUBWAYS



**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE AGENT:**

718-786-5050

EITAN AGBASHOFF
eitan@greiner-maltz.com

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 without prior notice.

Broker cooperation encouraged.

GREINER-MALTZ
REAL ESTATE
www.greiner-maltz.com

36-31 38TH STREET LONG ISLAND CITY, NY 11101

20,280 SF 2-STORY COMMERCIAL BUILDING WITH PARKING



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