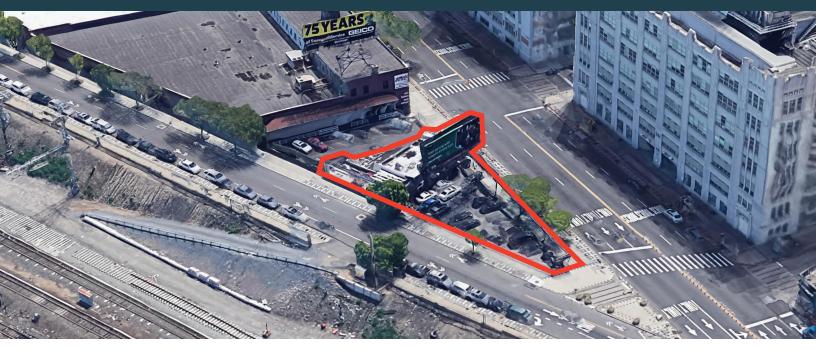
## **FOR SALE IN LONG ISLAND CITY** PRIME CORNER - 3 INCOME SOURCES 50,000 CARS PER DAY AT 59TH STREET BRIDGE

**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** Licensed Real Estate Salesperson (718) 786-5050 kmaltz@greiner-maltz.com

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