

39-01 23RD STREET, LONG ISLAND CITY, NY 11101

EXCLUSIVE OFFERING MEMORANDUM

Vacant, Corner, M- Zoned Lot with 235 feet of Frontage

IPRG



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FOR MORE INFORMATION,
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I PRG

INVESTMENT PRICING





OFFERING PRICE
\$8,000,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

27,500
Approx. Buildable SF

125 ft x 110 ft
Lot Dimensions

M1-2
Zoning

\$291
\$/BSF

2.0
FAR

IPRG

PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 39-01 23rd Street. The subject property is located on the corner of 23rd Street and 39th Avenue in Long Island City, Queens.

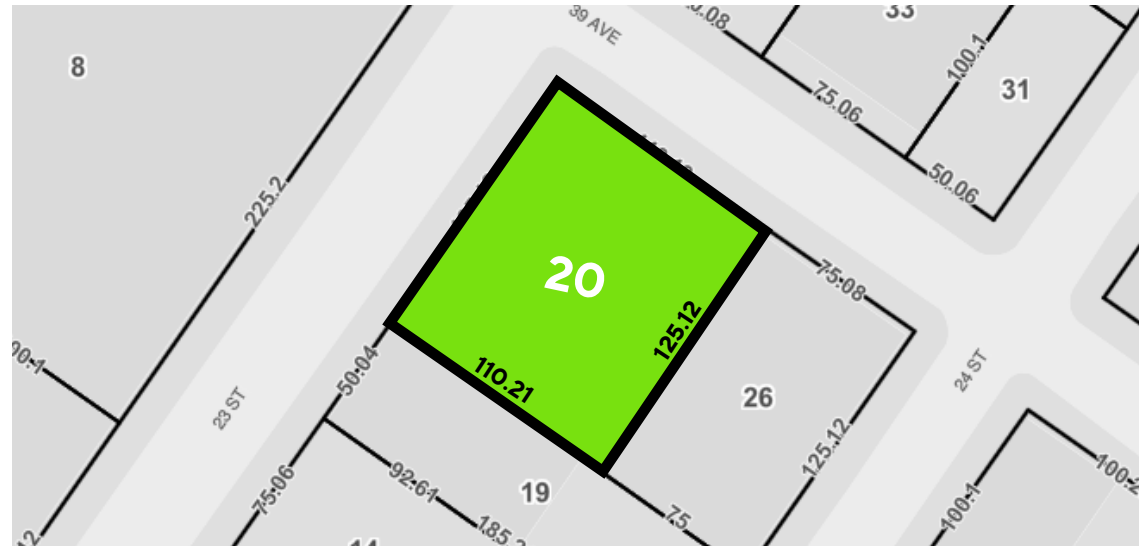
39-01 23rd Street sits on a 125 ft x 110 ft lot and is zoned M1-2 offering approximately 27,500 buildable square feet. This property will be delivered vacant.

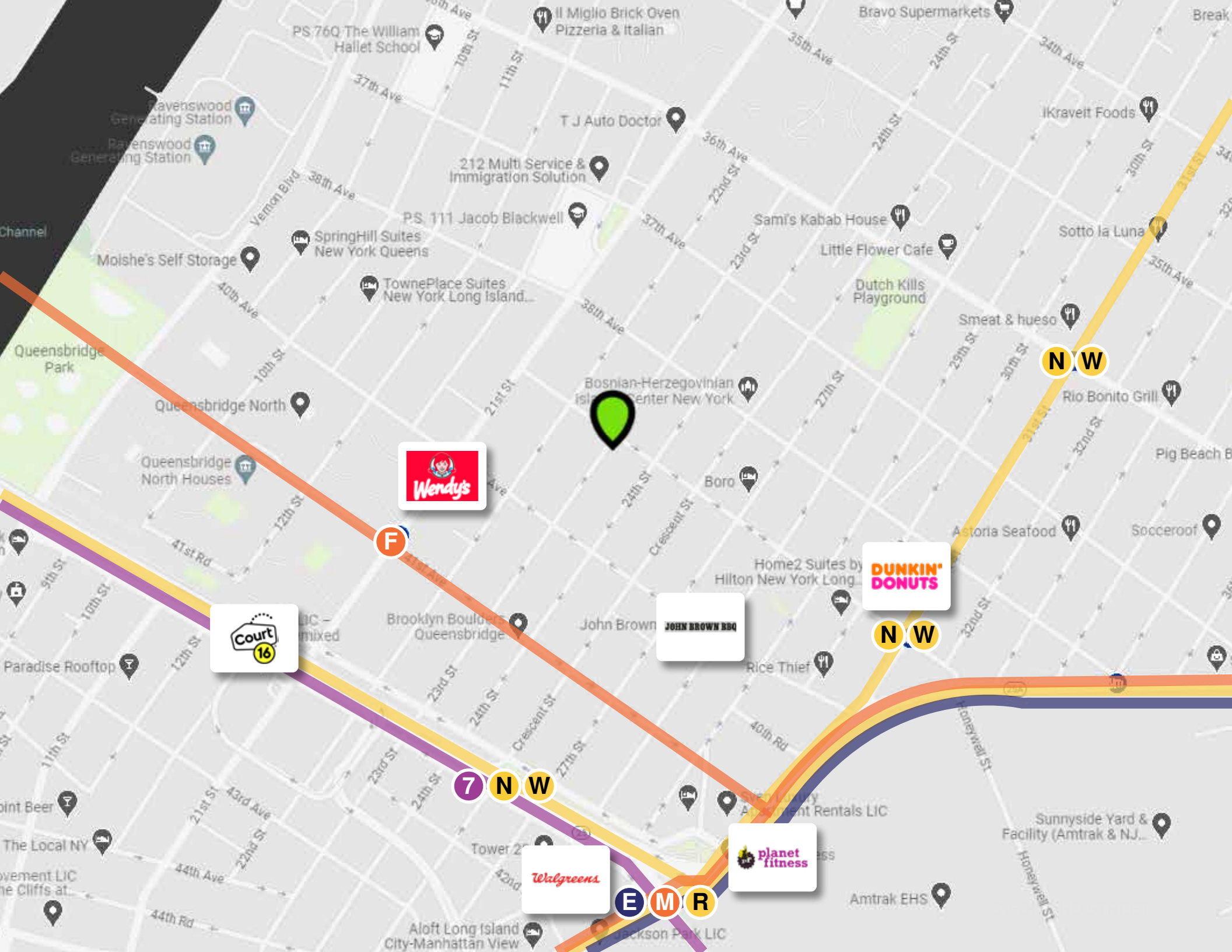
The property is located within walking distance to the E, M, R, N, W & 7 subway lines.

BUILDING INFORMATION

BLOCK & LOT:	00394-0020
NEIGHBORHOOD:	Long Island City
CROSS STREETS:	Corner of 23rd St & 39th Ave
LOT DIMENSIONS:	125 ft x 110 ft
TOTAL BUILDABLE SF:	27,500
ZONING:	M1-2
FAR:	2.0
TAX CLASS:	4
NOTES:	Delivered Vacant; 125 ft of frontage on 23rd Street & 110 ft of frontage on 29th Avenue

TAX MAP





PS 76Q The William Hallett School

Il Miglio Brick Oven Pizzeria & Italian

Bravo Supermarkets

Ravenswood Generating Station

Ravenswood Generating Station

T J Auto Doctor

212 Multi Service & Immigration Solution

PS 111 Jacob Blackwell

SpringHill Suites New York Queens

TownePlace Suites New York Long Island

Moishe's Self Storage

Sam's Kabab House

Little Flower Cafe

Dutch Kills Playground

IKraveit Foods

Sotto la Luna

Smeat & hueso

Bosnian-Herzegovinian Islamic Center New York

Rio Bonito Grill

Queensbridge North

Queensbridge North Houses

Boro

Pig Beach B

Astoria Seafood

Soccerroof

Home2 Suites by Hilton New York Long

Brooklyn Boulevard Queensbridge

John Brown

JOHN BROWN BBQ

Rice Thief

Paradise Rooftop

Sunnyside Yard & Facility (Amtrak & NJ)

Aloft Long Island City-Manhattan View

Jackson Park LIC

Amtrak EHS

ADDITIONAL PROPERTY PHOTOS





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