



38-27 30<sup>th</sup> Street, Long Island City, NY 11101  
PRIME LONG ISLAND CITY PROPERTY AVAILABLE



ASKING PRICE

## Ownership Seeking Proposals

### ONE Commercial Realty Services

303 Fifth Avenue, Suite 2012, New York, N.Y. 10016

[www.one-crs.com](http://www.one-crs.com)

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Founder and CEO

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BUILDING FEATURES	
ADDRESS	38-27 30 <sup>th</sup> Street, Long Island City, NY 11101
LOCATION	On 30 <sup>th</sup> Street between 38 <sup>th</sup> and 39 <sup>th</sup> Avenues
BLOCK/LOT	383 / 2
LOT DIMENSIONS	103' x 90' (Approx.)
LOT SF	9,050 (Approx.)
STORIES	3
BUILDING DIMENSIONS	78' x 81' (Approx.)
EXISTING STRUCTURE	25,000 (Approx.)
ZONING	M1-2 / R5D / LIC
MAX FAR	2.00
FAR AS BUILT	2.76
ASSESSMENT (16/17)	\$737,730
TAXES (16/17)	\$78,008

PROPERTY FEATURES

ONE Commercial Realty Services has been retained on an exclusive basis for the sale of 38-27 30<sup>th</sup> street, a three (3) story, commercial building. The subject property is a 78' wide, three-story loft style office building that currently houses the Fisher Landau Center for Art, located on 30th Street between 38th and 39th Avenue, Long Island City. The zoning on this lot (M1-2/R5D/LIC) has an FAR of 2.0 and allows for a total of approximately 18,100 BSF. However, this building is currently overbuilt by 6,900 SF (25,000 Gross SF). The subject property is in proximity to several MTA bus lines (Q101, Q102, Q32, Q60, and Q69) and MTA subway lines (7, N, Q, F, E, M and R). With new developments breaking ground throughout the area, this building holds significant long term upside. The subject property offers a tremendous opportunity for an investor in one of New York City's hottest neighborhoods. Please contact for additional information.

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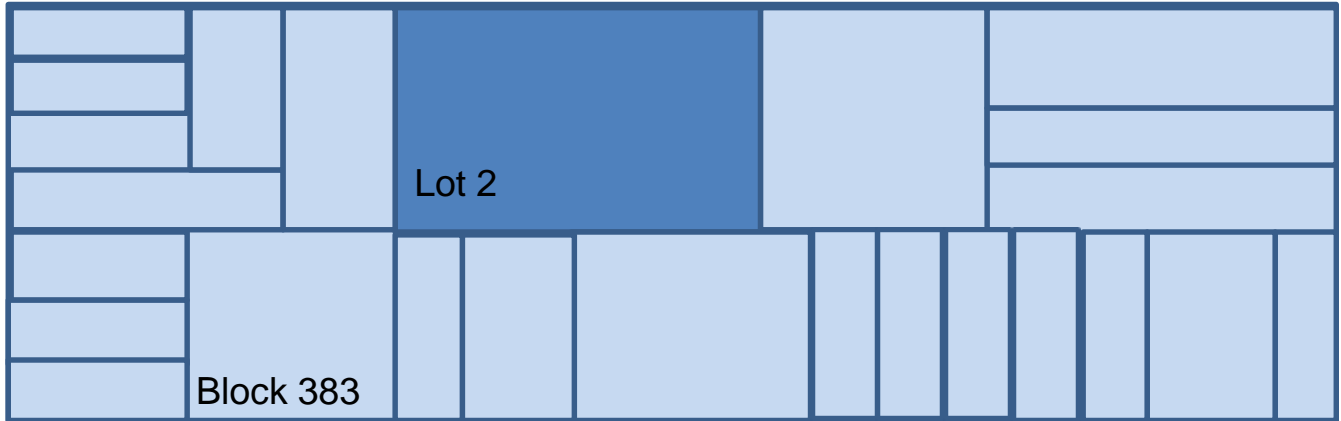
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TAX MAP | AERIAL PHOTO

30<sup>th</sup> Street

39<sup>th</sup> Avenue

38<sup>th</sup> Avenue



31<sup>st</sup> Street



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BUILDING INTERIOR PHOTOS



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