

ASKING PRICE

\$9,500,000

GROUND LEASE PRICE:

\$400,000 NNN PER ANNUM

LONG ISLAND CITY
OPPORTUNITY ZONE
COMMERCIAL
REDEVELOPMENT
OPPORTUNITY



32-16 HUNTERS POINT AVE

LONG ISLAND CITY | NY 11101

TEAM**PREUSS**

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PROPERTY DESCRIPTION

Cushman & Wakefield has been retained on an exclusive basis to market the sale and/or ground lease of 32-16 Hunters Point Avenue aka 32-49 Gale Avenue, Long Island City (“the property”).

32-16 Hunters Point Avenue is currently a -9,562 single story industrial building with on-site parking, sitting on a -19,625 square foot lot allowing for -39,250 buildable square feet of development rights.

The subject property is an ideal commercial redevelopment opportunity with frontage on Gale Avenue, 32nd Place and Hunters Point Avenue. The convenient location allows seamless accessibility throughout Queens, Brooklyn and NYC via the Long Island Expressway & Queens Midtown Tunnel.

PROPERTY INFORMATION

| | |
|---------------|--|
| ADDRESS | 32-16 Hunters Point Ave, Long Island City Queens NY 11101 |
| LOCATION | Located on Gale Avenue between 32nd Place and Hunters Point Avenue |
| BLOCK / LOT | 262 / 1 |
| LOT DIMENSION | 227.92' x 240' (Approx.) |
| GROSS LOT SF | 19,625 (Approx.) |

BUILDING INFORMATION

| | |
|---------------------|---------------------|
| NUMBER OF BUILDINGS | 1 |
| STORIES | 1 |
| GROSS BUILDING SF | 9,529 (Approx.) |
| BUILDING DIMENSIONS | 70' x 62' (Approx.) |

ZONING INFORMATION

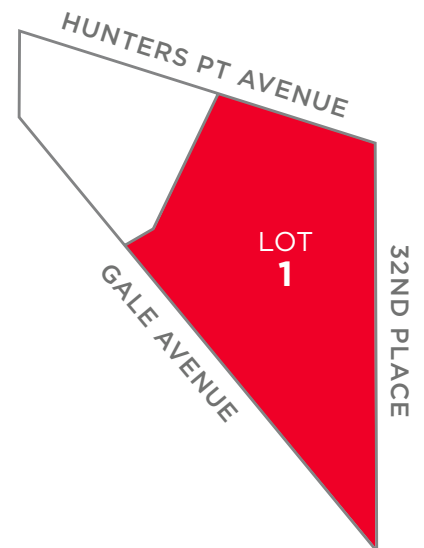
| | |
|----------------------------|------------------|
| ZONING | M2-1 |
| BUILDING SF (AS-OF-RIGHT) | 39,250 (Approx.) |
| FAR | 2 |
| CERTIFIED OPPORTUNITY ZONE | Yes |

NYC TAX INFORMATION

| | |
|--------------------|---------|
| ASSESSMENT (19/20) | 596,280 |
| TAX RATE | 10.514% |
| TAXES (19/20) | 62,693 |

TAX MAP

BLOCK
262
LOT
1



FOR ADDITIONAL INFORMATION AND CONFIDENTIALITY AGREEMENT,
PLEASE CONTACT EXCLUSIVE CUSHMAN & WAKEFIELD AGENTS:

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LOCATION MAP

