



3,500 SQ. FT. - LIC BEST LOCATION SALE / LEASE

IDEAL CONTRACTORS BUILDING @ BRIDGE, TUNNEL & SUBWAY

FEATURES:

- 2-Story Building
- Fireproof Construction
- 1 Drive-In Door
- 20' Ceiling Height
- 2,250 Sq. Ft. Ground Floor
- 750 Sq. Ft. 2nd Floor Office
- 650 Sq. Ft. Storage Mezzanine
- Fully Air-Conditioned
- Gas Heat

NEARBY:

- **MoMA PS1**
- Main Post Office LIC
- Queensboro Bridge
- Midtown Tunnel
- Jackson Avenue

Transportation:

- E** **M** Court Sq.-23rd St Station
- 7** Court Sq. Station
- G** 21 Street-Van Alst Station



SALE PRICE:

\$2,100,000.00

45-37 21ST STREET, LONG ISLAND CITY, NY

LEASE PRICE:

\$87,500.00 Per Annum

BLOCK:

76

LOT:

4

ZONING:

C1-5/R6A

For Information About This Property
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