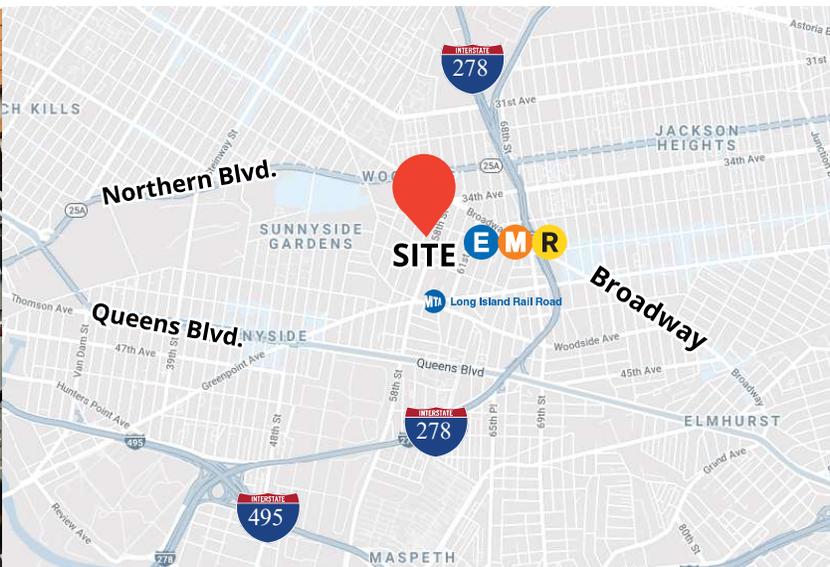


EXCLUSIVE

3,000 SF Warehouse With Parking Delivered Vacant **37-31 57th Street**

WOODSIDE, NY 11377



PROPERTY OVERVIEW:

ADDRESS	37-31 57th Street
BLOCK/LOT	01212-0055
LOT DIMENSIONS	45ft x 100ft
LOT SIZE	4,500 SF
BUILDING DIMENSIONS	45 ft x 64 ft
BUILDING SIZE	3,000 SF
OFFICE SF	676 SF
CONSTRUCTION	Masonry
ZONING	M1-1
REAL ESTATE TAXES	\$15,890

PROPERTY DESCRIPTION

Greiner-Maltz Real Estate has been retained on an exclusive basis to market the sale of 37-31 57th Street, a single-story 2,900 SF warehouse with 676 SF office in Woodside, Queens. Located on 57th Street between 37th & 36th Avenues; This property is two blocks from Broadway and Northern Boulevards and close to I-278 / B.Q.E making it easily serviceable to all boroughs. Walking distance to E/M/ R Subway and LIRR at Woodside.

This opportunity is well suited for owner-users or investors.

FEATURES

- Delivered Vacant, perfect for owner-user
- **Parking for 6-8 Vehicles!**
- 1 Drive-In Door
- Certificate of Occupancy for factory and warehousing

ASKING PRICE

\$2,000,000

EXCLUSIVE AGENT

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GREINER-MALTZ
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Creating Opportunities Together
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