EXCLUSIVE

<u>FLEX OFFICE WITH PARKING FOR SALE</u> <u>INCOME NOW / OCCUPY LATER!</u>

58-18 37TH AVENUE | WOODSIDE, NY 11377



PROPERTY OVERVIEW:

- BUILDING SIZE: 4,000 SQFT
- PARKING: 3,500 SQFT
- TOTAL PLOT: 7,500 SQFT

FEATURES

- CORNER LOCATION
- BUY WITH INCOME AND OCCUPY LATER
- 2 CURB-CUTS WITH GATED PARKING
- WALK TO TRANSPORTATION
- ZONED M1-1
- R.E TAXES: \$27,538

MINUTES TO B.Q.E AND WALKING DISTANCE TO SUBWAY!



GREINER-MALTZ REAL ESTATE Creating Opportunities Together WWW.GREINER-MALTZ.COM

• MINUTES TO 278 495 GCP EMR

CONTACT EXCLUSIVE AGENT: KOSTAS ALAFOYIANNIS (718) 786-5050 x227

kostas@greiner-maltz.com

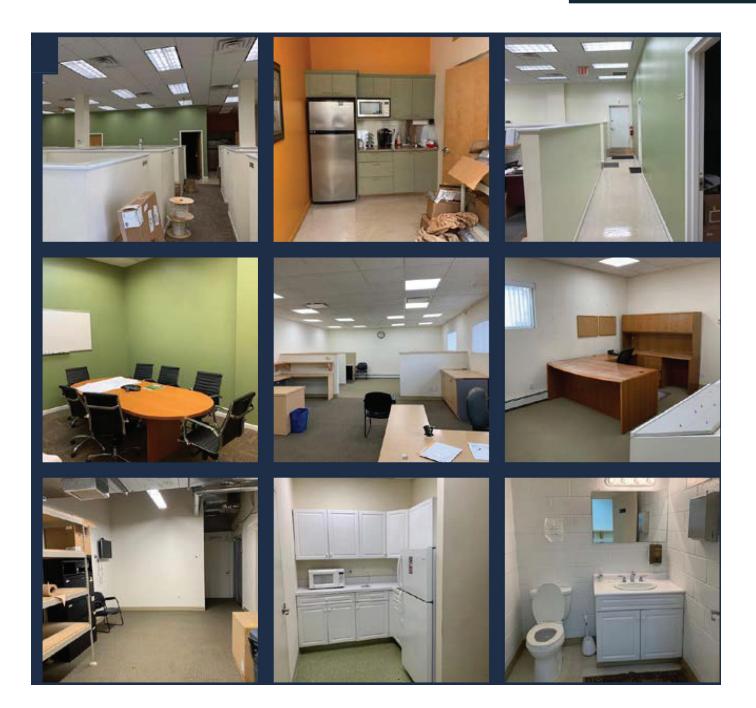
Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation: condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

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INTERIOR PHOTOS



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