

37-11 CRESCENT STREET, LONG ISLAND CITY, NY 11101

15,746 ZFA DEVELOPMENT SITE IN LONG ISLAND CITY

FOR SALE

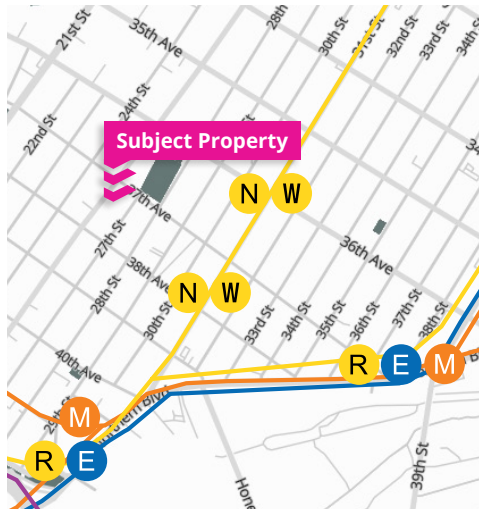
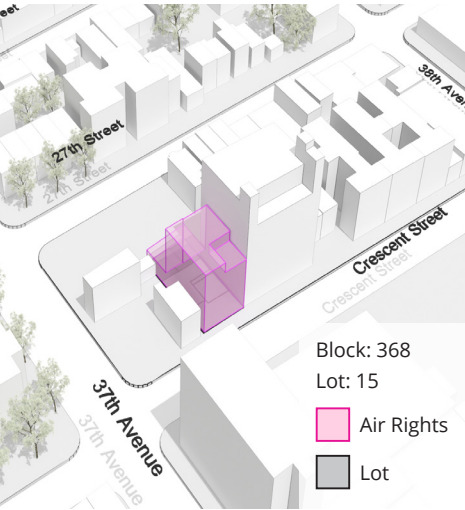
FRONTAGE 49 FT **ZONING** M1-2/R6A M1-2/R5D M1-2/R5B **MAX AS-OF-RIGHT** ±15,746 SF **DELIVERED VACANT**

Development Site Advisors® is pleased to announce that we have been exclusively retained to market the property at **37-11 Crescent Street, Long Island City, NY 11101** in Dutch Kills. This 15,746 ZFA development site is located on Crescent Street between 37th and 38th Avenues within the special Long Island City Mixed Use District, and is just a short distance to the Queensboro Bridge and the N/W subway lines at 36th Avenue. The property is currently improved by a 4,907 square foot warehouse building. The M1-2/R5D & M1-2/R6A zoning allows for ±15,746 SF of as-of-right buildable square feet.



Location:	Easterly of Crescent Street between 37 and 38 Avenue		
Block:	368	Lot:	15
Lot Dimensions:	49' x 95.5'	Lot SF:	4,565 SF
Zoning:	M1-2/R6A/R5D/R5B	Neighborhood:	Long Island City
Gross Square Footage:	4,907	Air Rights:	6,795
Residential FAR:	3.00/2.00/1.65	Residential ZFA:	10,899
Commercial FAR:	2.00*	Commercial ZFA:	9,130
Bonus Manufacturing FAR:	2.00*	Manufacturing ZFA:	15,746
Facility FAR:	3.00/2.00/2.00	Facility ZFA:	11,181
Tax Class:	4	Taxes (20/21):	\$20,308

* - Bonus Manufacturing FAR of 4.00 for R6A and 3.00 for R5B/R5D.



ASKING PRICE: \$3,200,000 | \$203/ZFA



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