

FOR SALE

121-06 89th Avenue
(b/t 121st Street & 123rd Street)
Richmond Hill, Queens

5,910 SF Warehouse/ Office Building



Highlights:

- Lot Dimensions: 40' x 100'
- Bldg Dimensions: 40' x 100'
- 4,000 SF Warehouse - GF
- 1,910 SF Offices - 2nd Floor
- Two Drive-In Gates
- 14-25' Ceiling Heights
- 200 Amp / 3-Phase Power
- A/C/Heat - Warehouse & Offices
- Full Bath + Locker Room - Warehouse
- 2 Restrooms + Kitchenette - 2nd Floor Offices
- M1-1 Zoning (FAR 1.0 - Mfg. / FAR 2.4 - Cmty. Facility)
- RE Taxes: \$29,563.00 p/y

Subway: Two Blocks from the 121st Street / Jamaica Avenue **JZ** Subway Station

Asking Price: \$2,195,000.00

Jacques Wadler
Exclusive Agent:
516-650-1123
jwadler@krgnyc.com

Vincent Lopez
Exclusive Agent:
917-523-5772
vlopez@krgnyc.com

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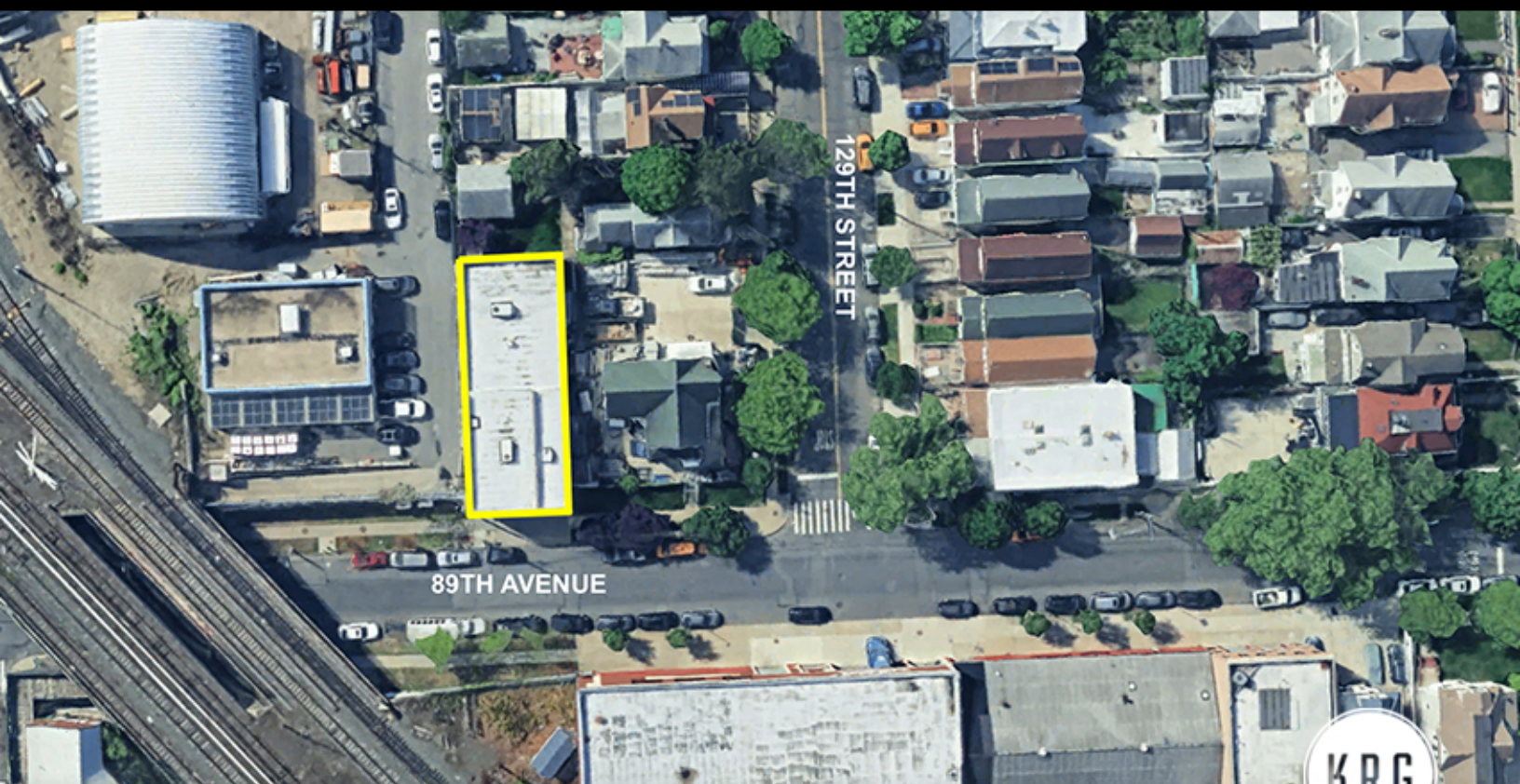
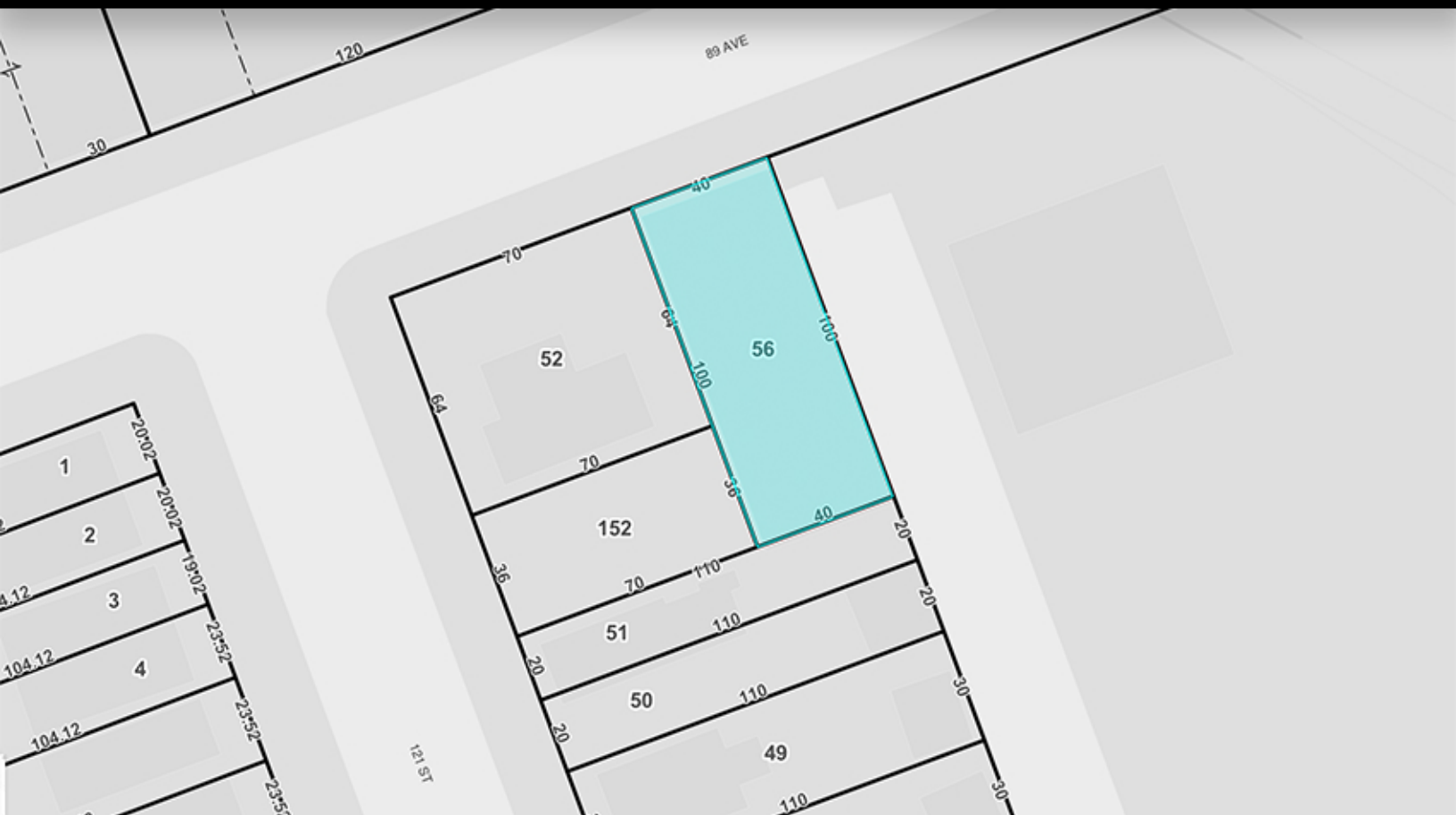
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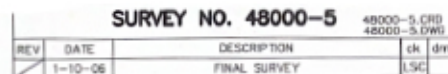


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LEGEND

ASPH... ASPHALT
BK... BRICK
BSMT... BASEMENT
CURB... CURB CUT
CCR... CONCRETE CURB ROUND
CL... CELLAR DOOR
CLF... CHAIN LINK FENCE
CO... CATCH BASIN CLEAN OUT
COND... CONCRETE
CHN... CHAIN ROPE FENCE
CWA... CRAWLER WINDOW AREA
DR... DRAIN
EL... ELEVATION
FAB... FIRE ALARM BOX
FC... FILL CAP
FL EL... FLOOR ELEVATION
G... GUARD POLE
GV... GAS VALVE
IR... IRON FENCE
IN... CATCH BASIN INLET ELEVATION
INV... SEWER INVERT ELEVATION
L... LIGHT POLE
MB... MAIL BOX
UNK... UNKNOWN MANHOLE
OL... OL. PUL
OHH... OVERHEAD WIRES
P... POLE
PVT... PAVEMENT
PM... PARKING METER
PR... PEDESTRIAN RAMP
RET... RETAINING
RM... RM ELEVATION SLOW MANHOLE
SFCR... STEEL FACED CURB ROUND
STR... STREET
T... TOP OF BANK ELEVATION
TL... TRAFFIC LIGHT
TEL... TELEPHONE
TP... TREE PIT
TW... TRAFFIC WASH
T... ELEVATION AT TOP OF WALL
UP... UTILITY POLE
V... VALVE UNKNOWN
VLT... VAULT UNKNOWN
VV... VENT PIPE
WN... WATER VALVE
12" G... GAS MAIN WITH SIZE
12" S... SEWER MAIN WITH SIZE (COMBINED)
12" W... WATER MAIN WITH SIZE
C... CATCH BASIN
E... ELECTRIC MANHOLE / VAULT
F... FIRE MANHOLE
G... GAS MANHOLE
S... SEWER MANHOLE
T... TELEPHONE MANHOLE
W... WATER MANHOLE
T... TRAFFIC VAULT
H... HYDRANT
S... TREE WITH SIZE

GENERAL NOTES:

1. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE BORDOUGH OF QUEENS TOPOGRAPHICAL BUREAU DATUM WHICH IS 2.725 FEET ABOVE MEAN SEA LEVEL DATUM AT SANDY HOOK N.J. 1929.
2. ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB.
3. THIS SURVEY IS NOT A TITLE SURVEY AND IS NOT TO BE USED FOR TITLE PURPOSES. ALL PHYSICAL FACTS ARE NOT SHOWN.

MONTROSE

SURVEYING CO., LTD.

CITY AND SUBURBANS

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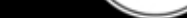
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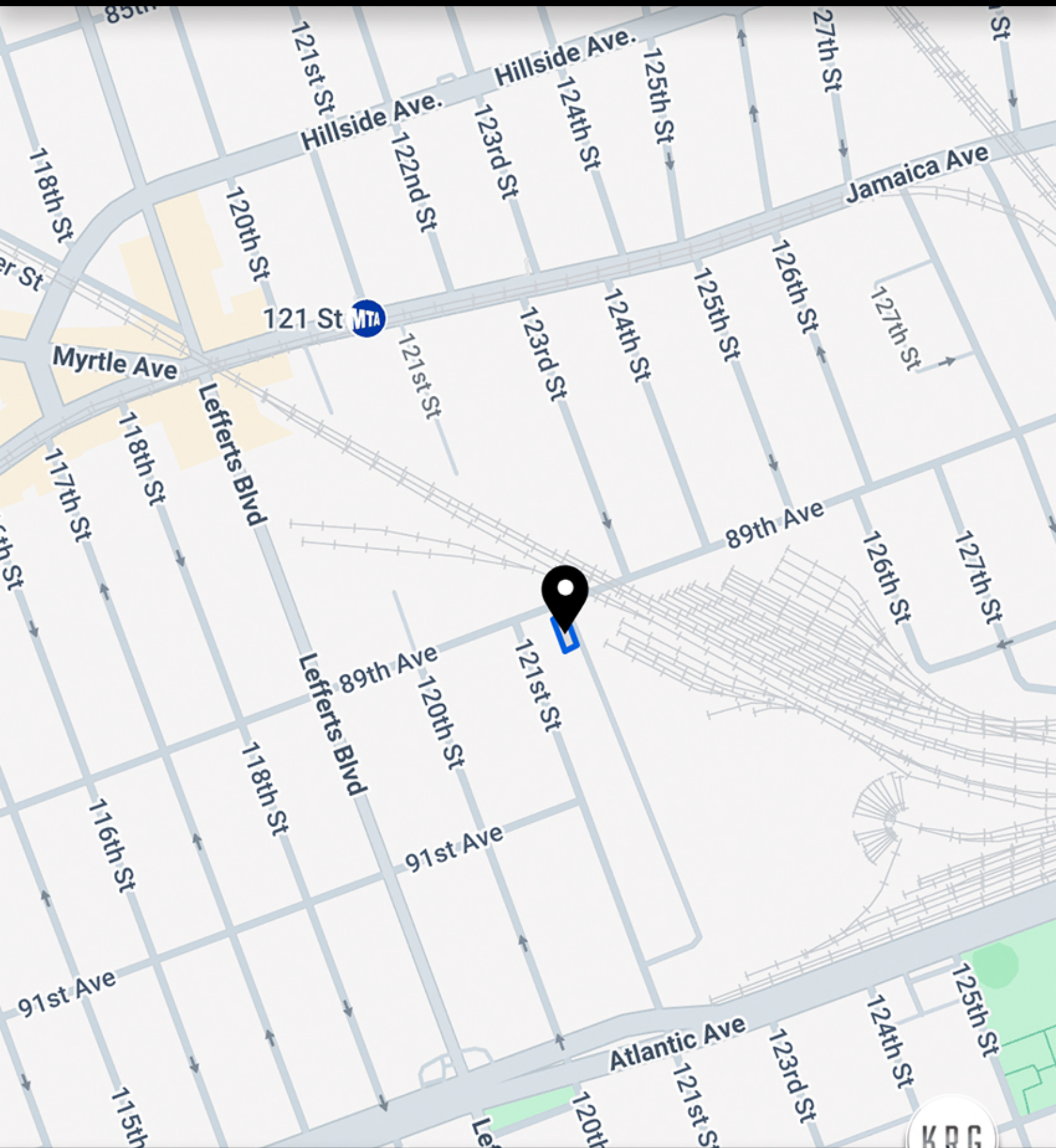


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