

**PROPERTY INFORMATION:**

Block / Lot: 9378 / 19
Lot Dimensions (approx.): 71' x 100'
Lot Area (approx.): 7,164 sqft.
Building Area (approx.): 6,240 sqft.
Zoning: R5
Max F.A.R.: 1.25
Real Estate Taxes (approx): \$13,000

For additional information contact Exclusive Broker:

David W. Seid

President - DSR New York
Direct Line: 917.882.6038
Fax: 212.431.2581
Email: david@dsrnewyork.com

DESCRIPTION:

The subject property is located on the corner of 100th Street and 97th Avenue. The building is approximately 6,240 sqft, and is currently being used as an auto repair shop. There are compressors and (6) lifts that the owner can leave or remove for a prospective tenant. There is also (2) bi-level offices located in the front of the building. The location is a few blocks away from Woodhaven Blvd and is ideal for a repair shop or warehouse. My client is looking to find a long term triple net client, and is flexible on the lease length.

OFFERING PRICE FOR NNN LEASE:
\$6,000 / Month