



Island Associates Real Estate Inc.

We create value

**For Sale**  
**3809 24<sup>th</sup> Street**  
**Long Island City, NY**



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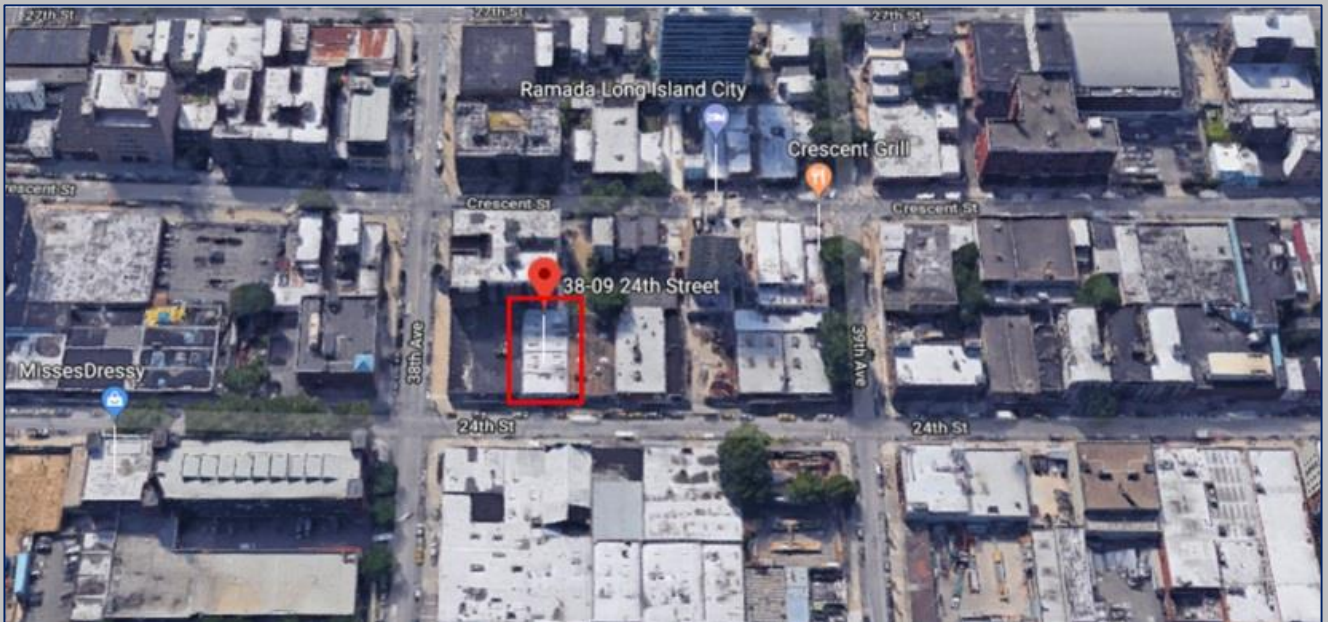
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## Property Information

**5,000 SF Building Available**

**Price: \$3,499,000**

**Taxes: \$28,000**



- ❖ Great Location in the heart of Long Island City
  - ❖ Easy Access to Subways & Mass Transit
  - ❖ Perfect for redevelopment
- ❖ 2 Additional Stories can be added to this building making it perfect for mixed use
  - ❖ Property Values increasing over 5% per year
- ❖ Currently being used as a Auto Body Shop & Leased for \$7,000 per month.

## Additional Information



*All information is subject to errors, omissions, modification, and withdrawal.  
Information is from sources deemed to be reliable but should not be relied upon without independent verification.*