

FOR SALE

**KALMON DOLGIN
AFFILIATES INC.**

101 RICHARDSON
STREET BROOKLYN,
NEW YORK 11211



**3817 23RD ST &
3818-3820 24TH ST.
LONG ISLAND CITY, NY**

**PRIME LONG ISLAND CITY LOCATION
118,000 BUILDABLE SF
IDEAL FOR HOTEL, INDUSTRIAL OR OFFICE
ZONED M1-3 (FAR 5.0)**



3817 23rd St & 3818-3820 24th St.

LONG ISLAND CITY, NY



FOR SALE



EXCLUSIVE BROKER:

Linda Wong

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Kalmon Dolgin
AFFILIATES INC.

101 Richardson Street Brooklyn, NY 11211
718.388.7700
kalmondolgin.com

OFFERING PRICE:
\$16,000,000

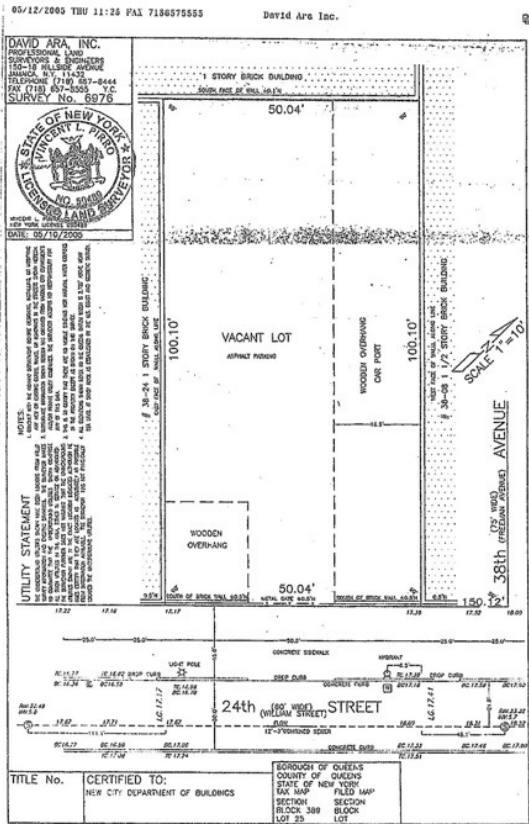
- 118,000 Buildable SF
- Zoned M1-3 (FAR 5.0)
- Ideal for Hotel, Industrial or Office
- Dutch Kills Neighborhood
- Near 21st St. Subway

3817 23rd St & 3818-3820 24th St.

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ABOUT THE DEVELOPMENT

This unique development site in the Dutch Kills section of Long Island City includes two adjacent tax lots between 38th and 39th Ave. running from 23rd to 24th streets. Included are 250 ft. of frontage on 23rd Street and 50 ft. of frontage on 24th Street. The current zoning permits a FAR of 5/0 and a total of 118,800 buildable SF. The property includes a 23,760 SF M1-3 zoned lot. The zoning will accommodate a hotel, large office or industrial development. This location affords easy access to the 21st St. Queensborough subway station and easy access into Manhattan, Queens or Brooklyn. The property currently has month-to-month tenants.

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Retail Corridor

NEIGHBORHOOD REPORT

DIRECTORY

Food + Drinks

- | | |
|-----------------------|--------------------|
| 1. Subway | 11. Breadbox |
| 2. Court Square Diner | 12. Riverview |
| 3. Dunkin Donuts | 13. Cranberry |
| 4. Sweetleaf Coffee | 14. Palace Chicken |
| 5. Dunkin Donuts | 15. Tost Cafe |
| 6. Baskin Robbins | 16. Petey's |
| 7. Dorian Café | 17. Checkers |
| 8. Spice | 18. Subway |
| 9. Bella Via Bar | 19. Dunkin Donuts |
| 10. Masso Restaurant | 20. Plaza Express |

Banking

1. M&T Bank
2. Chase Bank
3. Bank of America
4. TD Bank
5. Citibank
6. Chase Bank

Groceries

1. National Frontier Market
2. Foodcellar & Co. Market
3. Key Food

Shopping + Errands

- | | |
|------------------------|--------------------------|
| 1. State Farm | 9. E ily Salon |
| 2. Pets Island | 10. Verizon Wireless |
| 3. Allstate | 11. Duane Reade |
| 4. BP | 12. Blue Streak Wines |
| 5. UPS Store | 13. Crank Cycling Studio |
| 6. The Yogaroom | 14. Mimi & Mo |
| 7. Citgo | 15. Dog Island City |
| 8. Pooches Sport & Spa | 16. Stanley Supply |

Attractions

1. MoMA PS1
2. Sculpture Center
3. Museum of the Moving Image

ABOUT THE NEIGHBORHOOD

Long Island City (LIC) is a residential and commercial neighborhood on the extreme western tip of Queens, a borough in New York City. It is bordered by Astoria to the north; the East River to the west; Hazen Street, 49th Street, and New Calvary Cemetery in Sunnyside to the east; and Newtown Creek—which separates Queens from Greenpoint, Brooklyn—to the south. In 1642, the Dutch Kills section of Long Island City was first settled by Dutch citizens. "Kill" is a Dutch word meaning "little stream." Since Dutch men settled around the "Kill," (in Long Island City) the name Dutch Kills was adopted. The "Kill" (or stream) is a tributary of Newtown Creek, which divides Queens from Brooklyn. Proximity to Manhattan, presence of railroads, and Long Island all contributed to the importance of Dutch Kills.

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