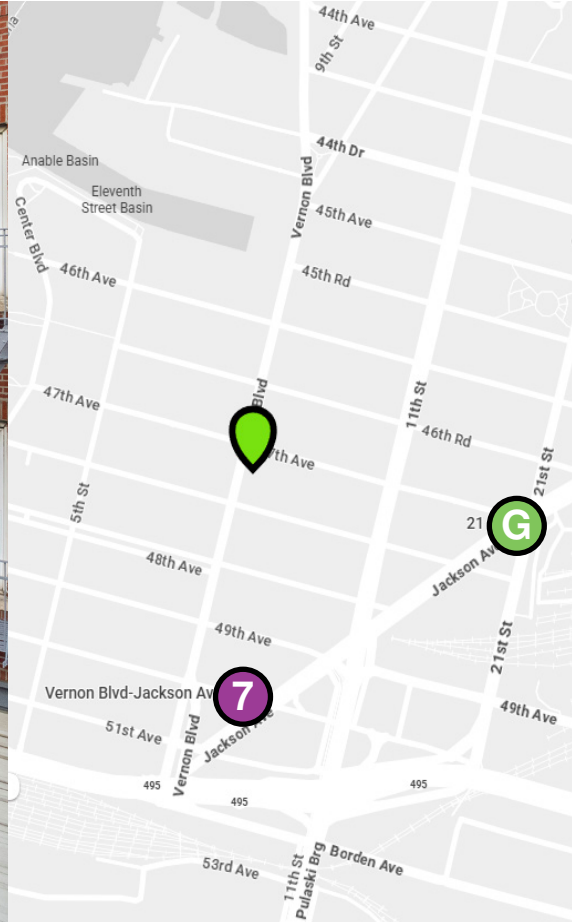


IPRG

47-09

VERNON BLVD
LONG ISLAND CITY, NY 11101

CLOSED



SALE PRICE

\$3,750,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00046-0051
NEIGHBORHOOD:	Long Island City
CROSS STREETS:	Vernon Blvd x 47th Ave
PROPERTY DIMENSIONS:	25 ft x 60 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6A,C1-5, LIC
FAR:	3.0
TAX CLASS:	2A / \$16,824

SALE METRICS

6 Apartments

of Units

4,500 SF

Approx. SF

7,500 SF

Total Buildable SF

R6A, C1-5, LIC

Zoning

3,000 SF

Additional Air Rights

\$625,000

Price/Unit

\$833

Price/SF

DELIVERED VACANT

DONAL
FLAHERTY
718.360.8823

TOM
REYNOLDS
718.360.8817

KARAN
KHANNA
718.416.6135