

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 **J Z** Subway Station

Asking Price: \$2,235,000.00

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

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

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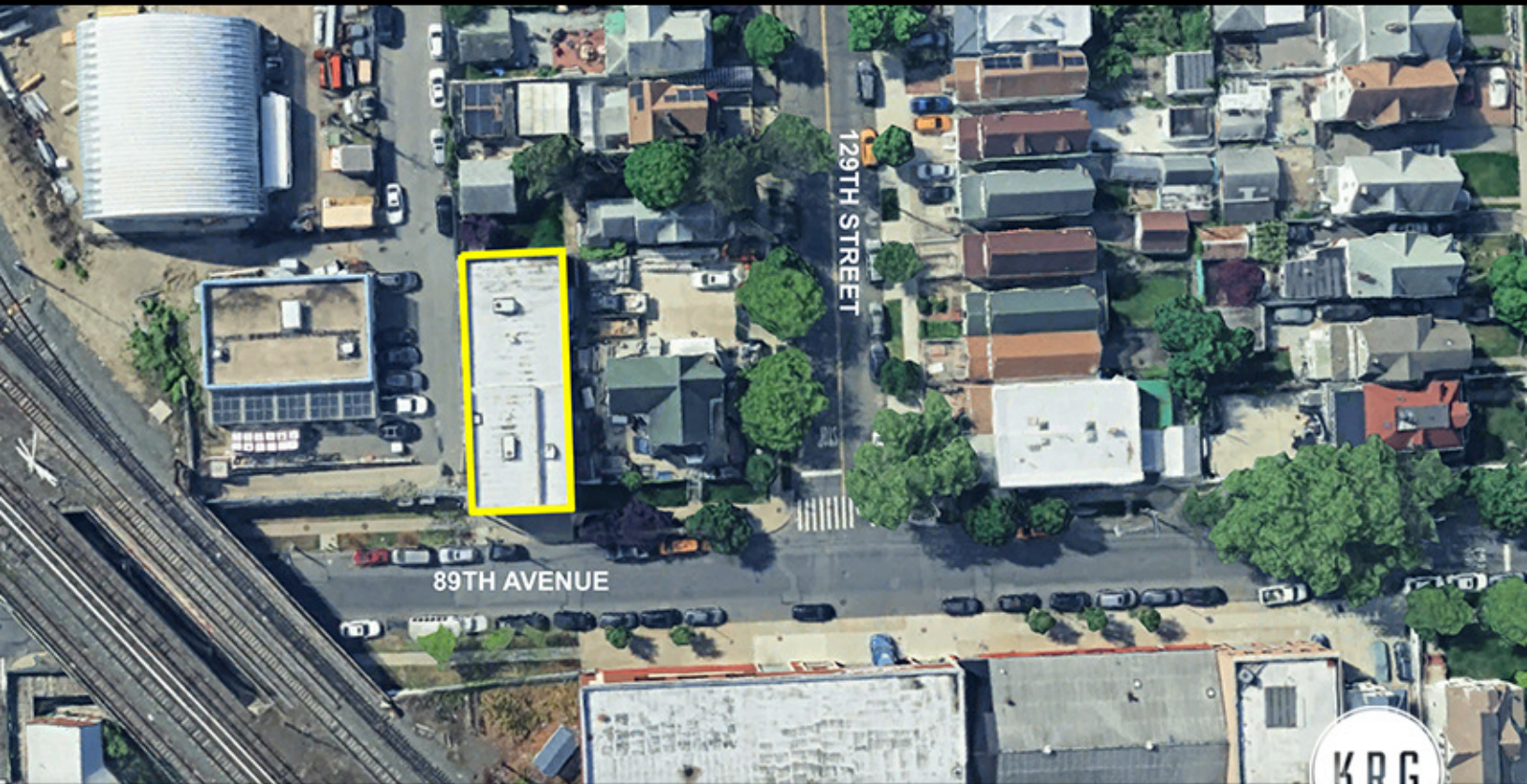
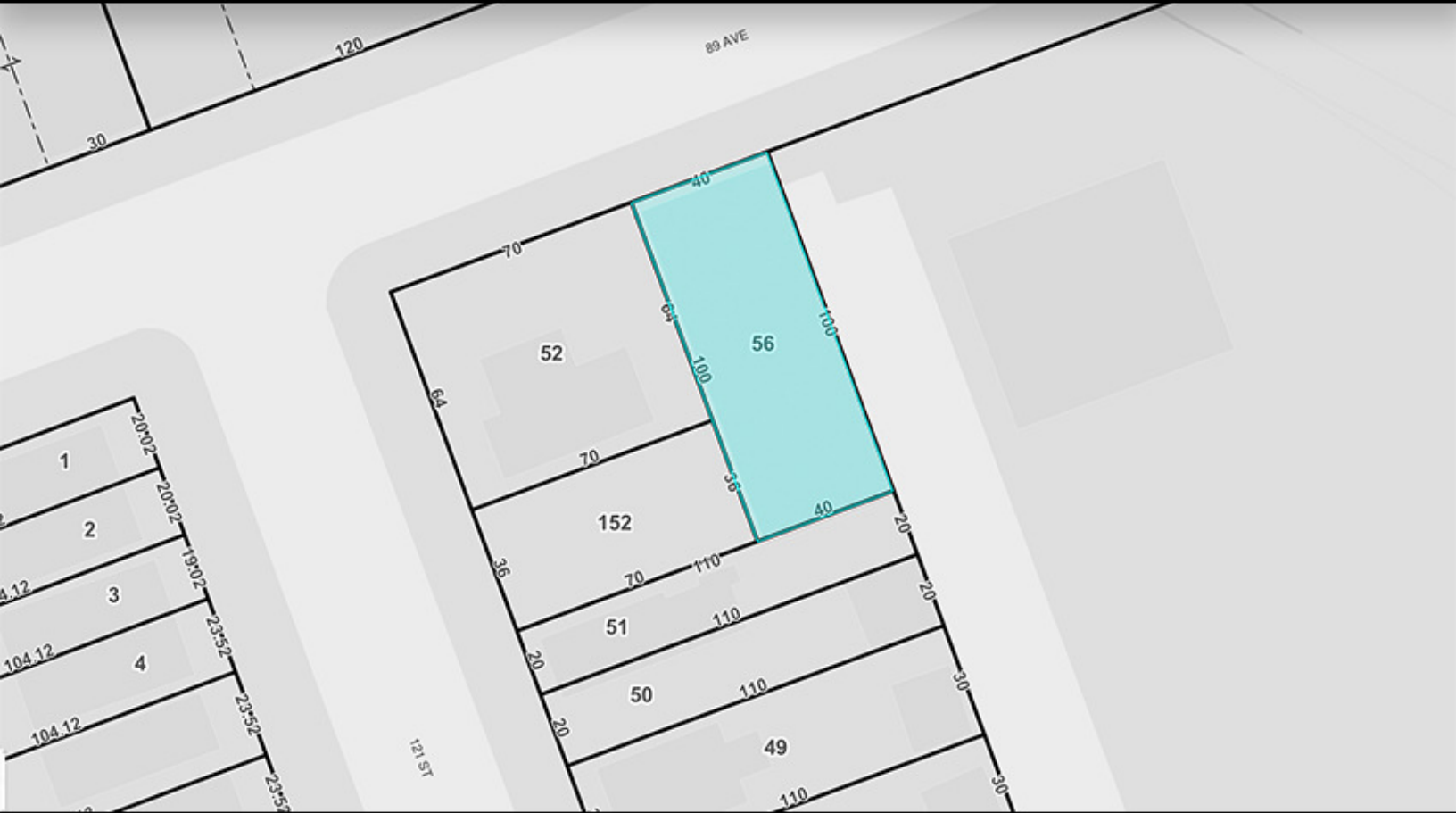




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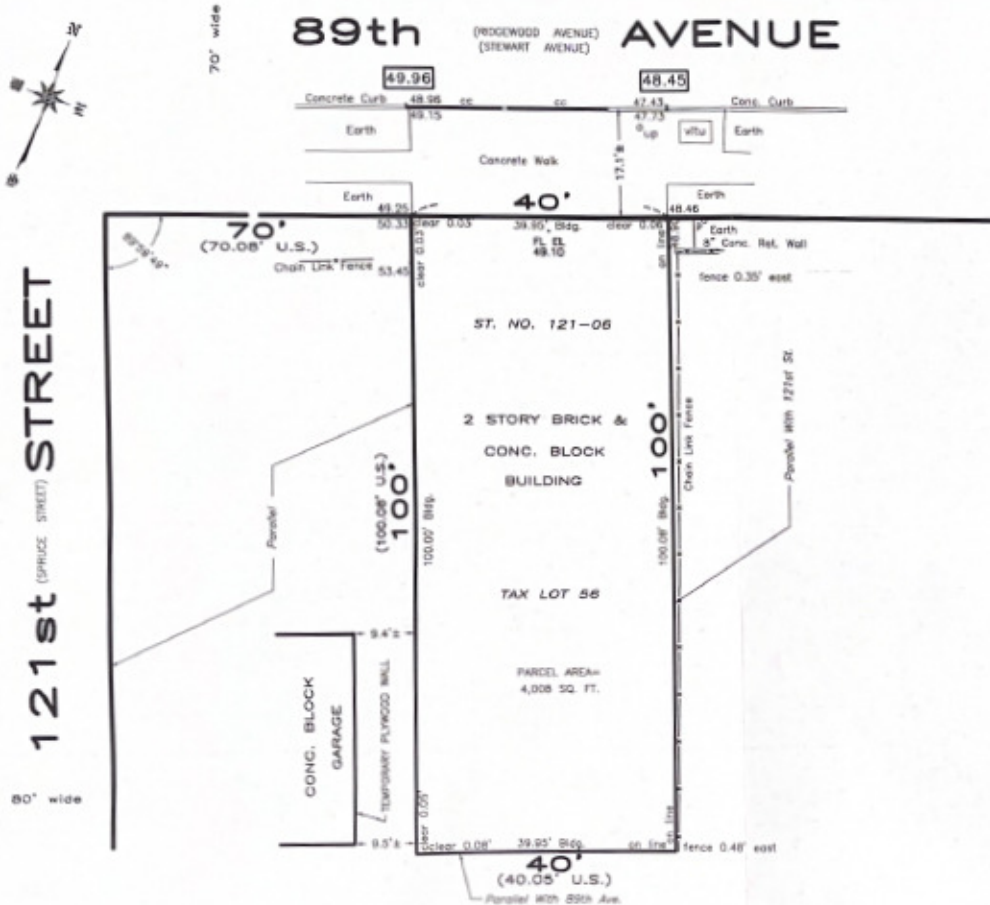


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SURVEY NO. 48000-5 48000-5.CRD
48000-5.DWG

REV	DATE	DESCRIPTION	ck	dm
1	1-10-06	FINAL SURVEY	LSC	

LEGEND

- | | |
|------------------------------------|-------------------------------------|
| ASPH... ASPHALT | PR... PEDESTRIAN RAMP |
| BR... BRICK | RR... RETAINING |
| BSMT... BASEMENT | RM... RM ELEVATION SOWER MANHOLE |
| CG... CURB CUT | SPCR... STEEL FACED CURB ROUND |
| CCR... CONCRETE CURB ROUND | STR... STORY |
| CD... CELLAR DOOR | TS... TOP OF SHANK ELEVATION |
| CLF... CHAIN LINK FENCE | TL... TRAFFIC LIGHT |
| GD... GUTCH BASIN CLEAN OUT | TEL... TELEPHONE |
| CONC... CONCRETE | TP... TREE PIT |
| CR... CHAIN ROPE FENCE | TR... TRAFFIC SIGN |
| CWA... CELLAR WINDOW AREA | TR... ELEVATION AT TOP OF WALL |
| GR... GRASS | UP... URILITY POLE |
| EL... ELEVATION | VZ... VALVE UNKNOWN |
| FAB... FIRE ALARM BOX | VLU... VALVE UNKNOWN |
| FC... FILL CAP | VP... VENT PIPE |
| FL... FLOOR ELEVATION | WV... WATER VALVE |
| GP... GUARD POLE | 12" GAS MAIN WITH SIZE |
| GV... GAS VALVE | 12" SOWER MAIN WITH SIZE (COMBINED) |
| IF... IRON FENCE | 12" WATER MAIN WITH SIZE |
| INL... GATCH BASIN INLET ELEVATION | 12" SOWER MAIN WITH SIZE (COMBINED) |
| INV... SEWER INVERT ELEVATION | EM... EXTER SIGN |
| LP... LIGHT POLE | EM... ELECTRIC MANHOLE / VALVE |
| MB... MAIL BOX | FM... FIRE MANHOLE |
| MHO... UNKNOWN MANHOLE | GM... GAS MANHOLE |
| OP... OIL PILL | SM... SOWER MANHOLE |
| OW... OVERHEAD WIRES | TM... TELEPHONE MANHOLE |
| P... POLE | WM... WATER MANHOLE |
| PMT... PAVEMENT | TR... TRAFFIC VAULT |
| PM... PARKING METER | HY... HYDRANT |
| | TR... TREE WITH SIZE |

GENERAL NOTES:

- ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREIN REFER TO THE BOUNDARY OF QUEENS TOPOGRAPHICAL BUREAU DATUM WHICH IS 2.725 FEET ABOVE MEAN SEA LEVEL DATUM AT SENECA HILL 1929.
- ESTABLISHED GRADES SHOWN HEREIN REFER TO TOP OF CURB.
- 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., LLP.
CITY & LAND SURVEYORS
114 20 METROPLEX BLVD. SUITE 1000, RICHMOND HILL, NY 11494 • (718) 949-8800

COUNTY: QUEENS
TAX BLOCK 9375
STANDARD: LOCAL MAP STANDARD EXCEPT WHERE OTHERWISE NOTED

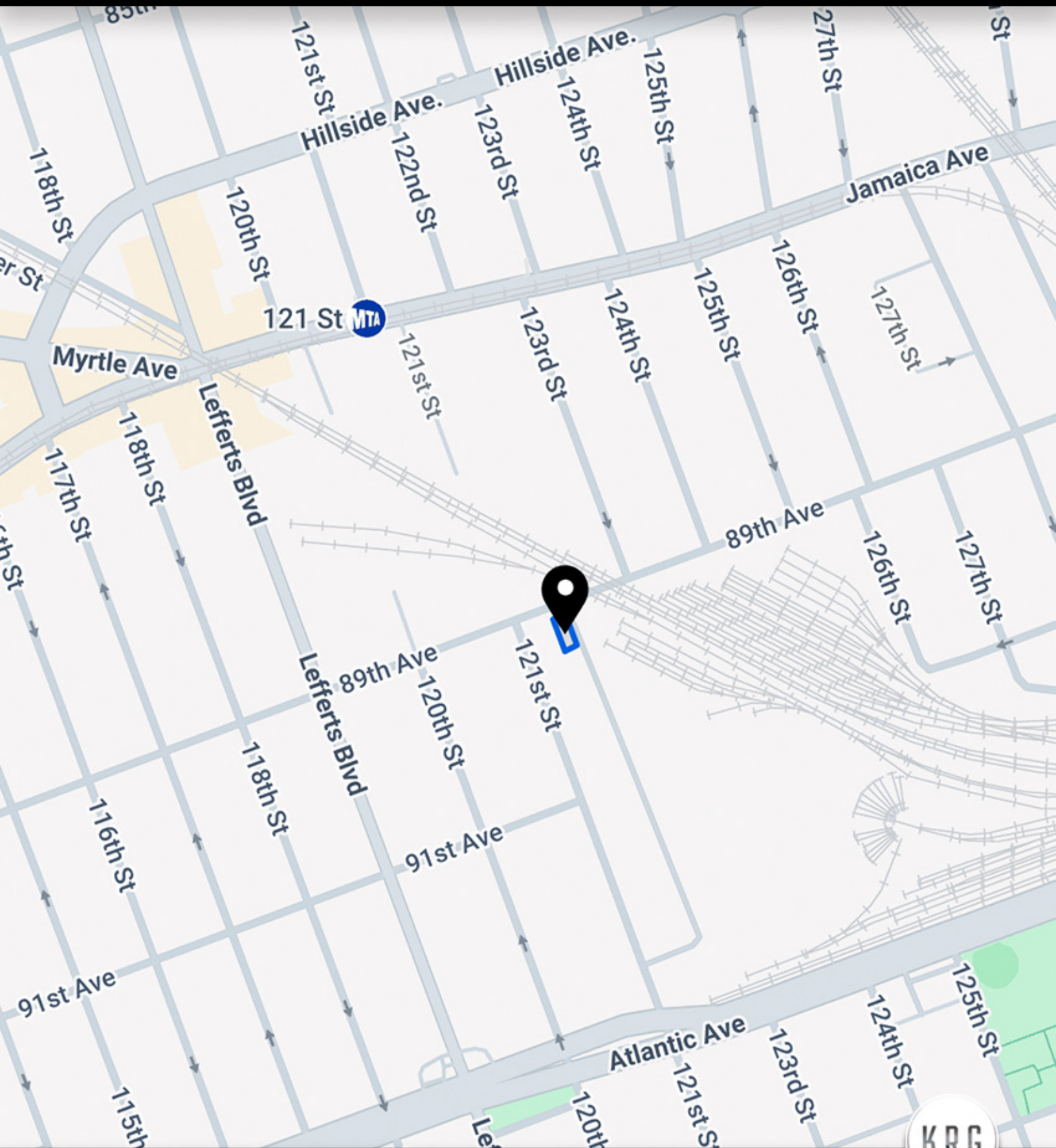
SCALE 1" = 16'
TAX LOT 56

UNFINISHED ELEVATION OF SECTION TO THIS SURVEY IS A REFERENCE TO SECTION TOP OF THE NEW YORK STATE DATUM 1929.

DEFINITIONS INDICATED HEREIN SHALL BE SUBJECT TO THE PROVISIONS FOR WHICH THIS SURVEY IS PREPARED AND TO THE EXTENT TO WHICH THE CITY ENGINEER, SUPERVISOR, ENGINEER AND OTHER PROFESSIONAL PERSONS ARE TO THE EXTENT OF SUCH CHANGES WITHIN THE PROFESSIONAL AND STATUTORY LIMITS OF SUCH PROFESSIONS.

ESTABLISHED 1876 • SUCCESSOR TO:
B.G. MERRIMAN CO. INC., POMELL CO. INC., J.C. SMITH CO. PARTNERSHIP, CAMPBELL CO. INC., L.L. WATSON CO. INC.,
WILLIAM L. SANDOZ CO. INC., J.C. SMITH CO. INC., WATSON INC. CO. INC., WOOD L.L. CO. INC., STODOLIN & SALLISWATSON &
POMELL INC., FELLESEN & POMELL, FELLESEN & POMELL, WINTROSE CO. INC., WINTROSE & POMELL, FELLESEN & POMELL.





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