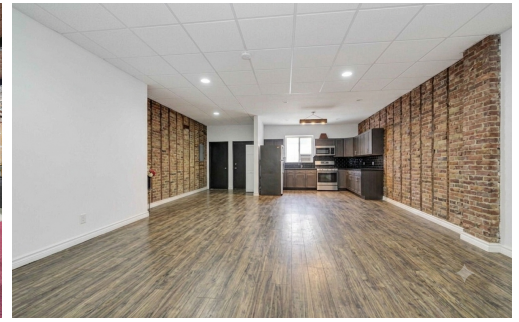


52-24 35TH STREET

LONG ISLAND CITY, NY 11101 • STANDALONE COMMERCIAL PROPERTY FOR SALE

Rare Owner-User / Turnkey Investment Opportunity • Fully Detached Standalone

real



TOTAL SPACE
1,650 SF
2 Finished Levels

LOT SIZE
825 SF
Fully Detached Lot

ZONING
M1-1
Flexible Commercial

CURRENT USE
Lodge Room (P2)
Assembly / Event Ready

OCCUPANCY
Fee Simple
Own vs Lease • Low Taxes

LONG ISLAND CITY'S HIDDEN GEM

Tucked into the heart of **Long Island City**, this fully renovated 1,650 sq. ft. standalone building offers a rare opportunity to **own — not lease** — your commercial space. Exposed brick walls, wide-plank wood flooring, and a sleek updated kitchen create a warm, loft-like interior move-in ready for studio, office, or creative workspace.

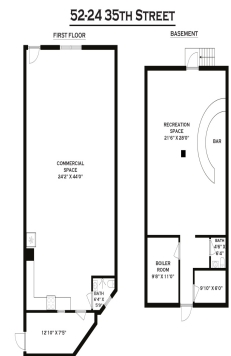
FLEXIBLE AS-OF-RIGHT COMMERCIAL USES (M1-1 / P2)

M1-1 zoning and existing Lodge Room (P2) classification open doors to versatile commercial applications:

- **Creative & Tech Workspace:** Production studio, contractor/design showroom, tech hub, real estate office
- **Events & Community:** Private banquet hall, meeting space, religious or fraternal clubs, non-profit center
- **Wellness & Fitness:** Boutique yoga, meditation, martial arts, or personal training studio
- **Food & Beverage / Hospitality:** Restaurant, café, catering commissary, or tasting lounge

HIGH-VALUE PROPERTY FEATURES

- **Fully Detached Structure:** Standalone single-story building with finished lower level on private 825 SF lot
- **Turnkey Interior:** Exposed brick, engineered hardwood floors, modern full kitchen with stainless appliances
- **Lower Level Bar & Lounge:** Expansive recreation area featuring custom curved bar, lounge space, and bath
- **Assembly Classification:** Established Lodge Room (P2) status — ideal for event and assembly concepts
- **Prime Transit & Low Taxes:** Steps to LIC transit lines, ~1 mile to police precinct, exceptionally low carrying costs



SCHEDULE YOUR PRIVATE TOUR TODAY

Whether you are an owner-operator seeking a distinctive headquarters or an investor eyeing a flexible-use asset with immense upside, this property rewards a closer look before it's gone.

**Please consult with an architect or code consultant to confirm occupancy for your specific intended use.*

FOR SHOWINGS & INQUIRIES

Devon Benedict

Phone: **914-415-6517**

Email: **Contact@tdg.Group**