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**\$2,980,000**



38-68 13th St

## **38-68 13th St, Long Island City, NY 11101 Prime Commercial Development Sit in LIC**

**B Square Realty is pleased to present the prime commercial development site in the most desirable area o Long Island City. The subject property is 50 Ft \* 100 Ft lot, zoned M1-3 which can be built up to 25,000 SqFt commercial building. The lot is currently occupied by a vacant warehouse. This site is situated in a rapidly growing neighborhood, just one block away from the F subway station, offering convenient access to NYC & Brooklyn.**



**Li (Barbie), Li**

Licensed Real Estate Broker

[barbieli@bsquarerealty.com](mailto:barbieli@bsquarerealty.com)

**646-889-9988**



\*\*All Information Including But Not Limited To Taxes, Lot Size, Age Of Property Are Not Guaranteed Nor Verified And Should Be Independently Verified. Submit All Offers In Writing Accompanied By Pre-Approval Letter And/Or Proof Of Funds. No Offer Considered Accepted Till Formal Contract Of Sale Is Fully Executed And Delivered.\*\*

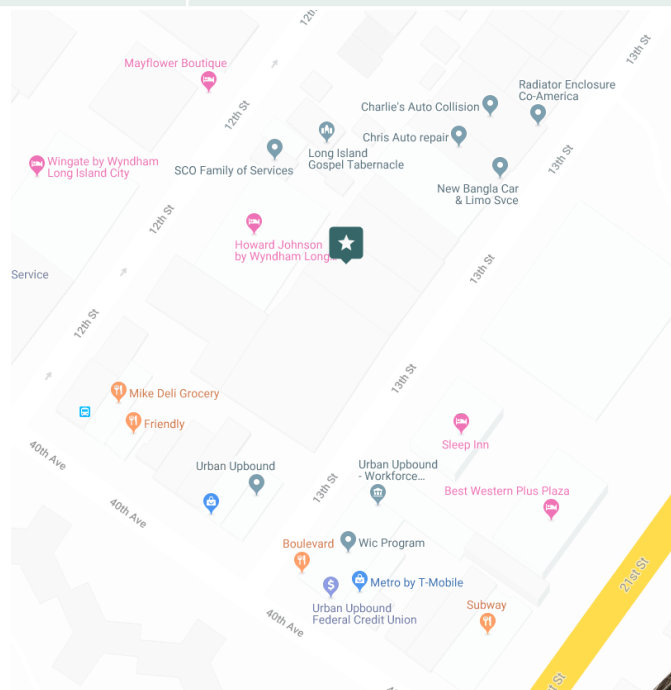


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## Property Overview

Block & lot	00472-0683
Lot sqft	5,000
Lot dimensions	50 ft x 100 ft
Zoning	M1-3
Qualified opportunity zone	Yes
Commercial FAR	5
Facility FAR	6.5
Tax	\$14,176



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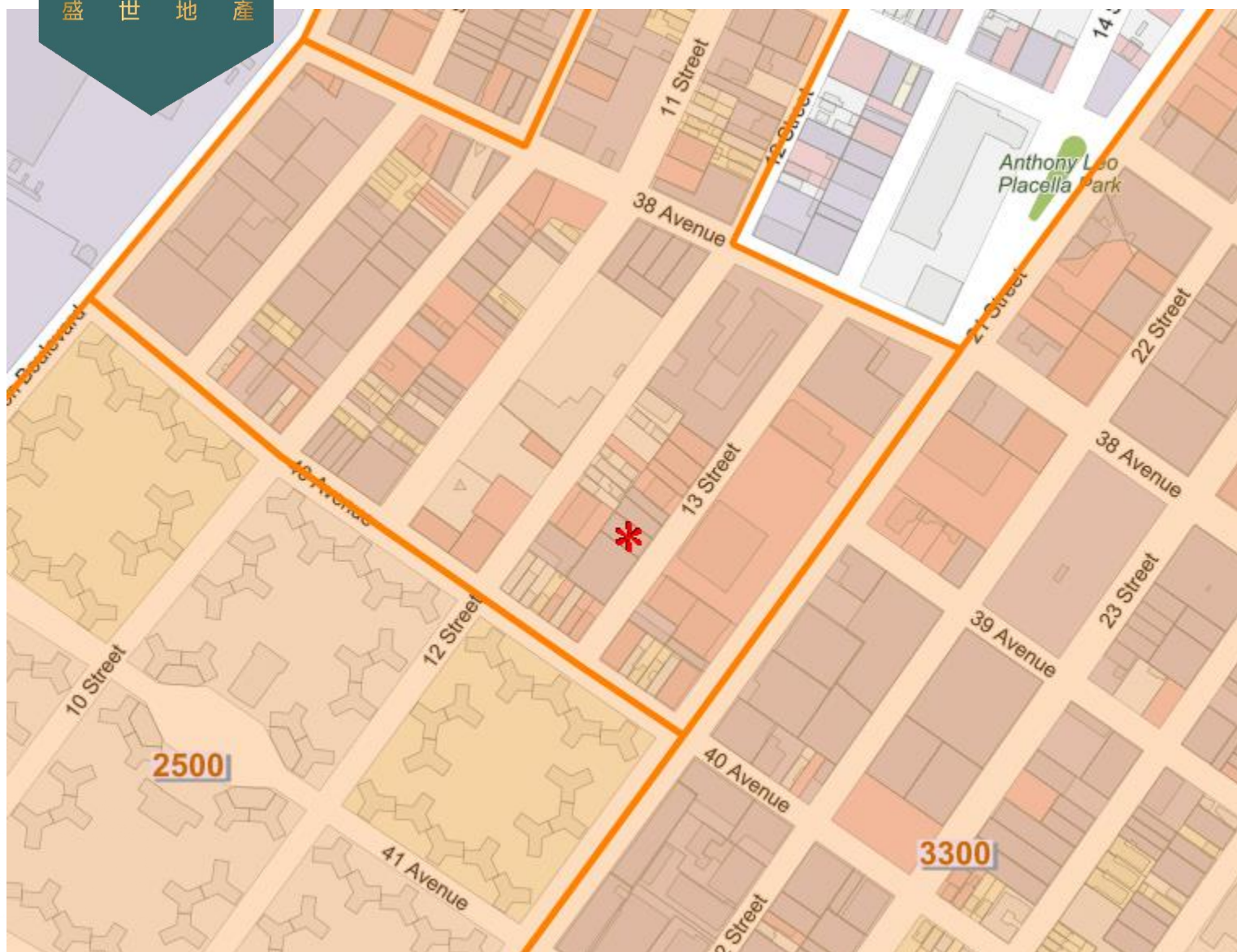
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**Qualified Opportunity Zone**  
**Prime Location, Heavy Foot and Vehicle Traffic**

**Only asking \$119/Buildable SqFt**



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