

# 34-55 VERNON BOULEVARD

## LONG ISLAND CITY, NEW YORK 11106

### LARGE 2 FAMILY INVESTMENT WITH SUBDIVISION POTENTIAL FOR SALE



Property Description: Modern Spaces Commercial & Investment Property Group has been exclusively retained to handle the disposition of 34-55 Vernon Boulevard. The subject property is a 6,190 square foot two family building with a driveway, rear yard and outdoor terrace. 34-55 Vernon Boulevard is currently configured as two large duplex units, but also offers the opportunity to subdivide the space into additional residential units. **An offering memorandum with additional pictures and building plans is available upon request. The property will be delivered vacant.**

#### Property Information

Address:	34-55 Vernon Boulevard, Long Island City, NY 11106
Block / Lot:	323 / 4
Lot Dimensions:	50' x 100' (Approx.)
Lot Size:	5,004 Square Feet (Approx.)
Building Size:	6,190 Square Feet (Approx.)
Units:	Configured as 2 Duplex Units
Zoning:	R5
Buildable Square Footage:	6,255 Square Feet (Approx.)
Taxes (17/18):	\$10,531

#### CONTACT

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## ASKING PRICE: \$1,600,000

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

[WWW.EVANDANIELRE.COM](http://WWW.EVANDANIELRE.COM)

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