



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



35-55 VERNON BLVD

ASTORIA, NY 11106

Street to Street Residential Development Site

Vernon Boulevard at
Roosevelt Island Entrance

Type

Warehouse / Retail / Industrial



SQUARE FOOT

**18,500^{SF}
BUILDABLE**



ZONING

R5

PARCEL ID



328

BLOCK



**3, 4, 5,
48**

LOTS

**Over 70 feet
of Frontage on
Vernon Blvd.**

PRICE

Upon Request

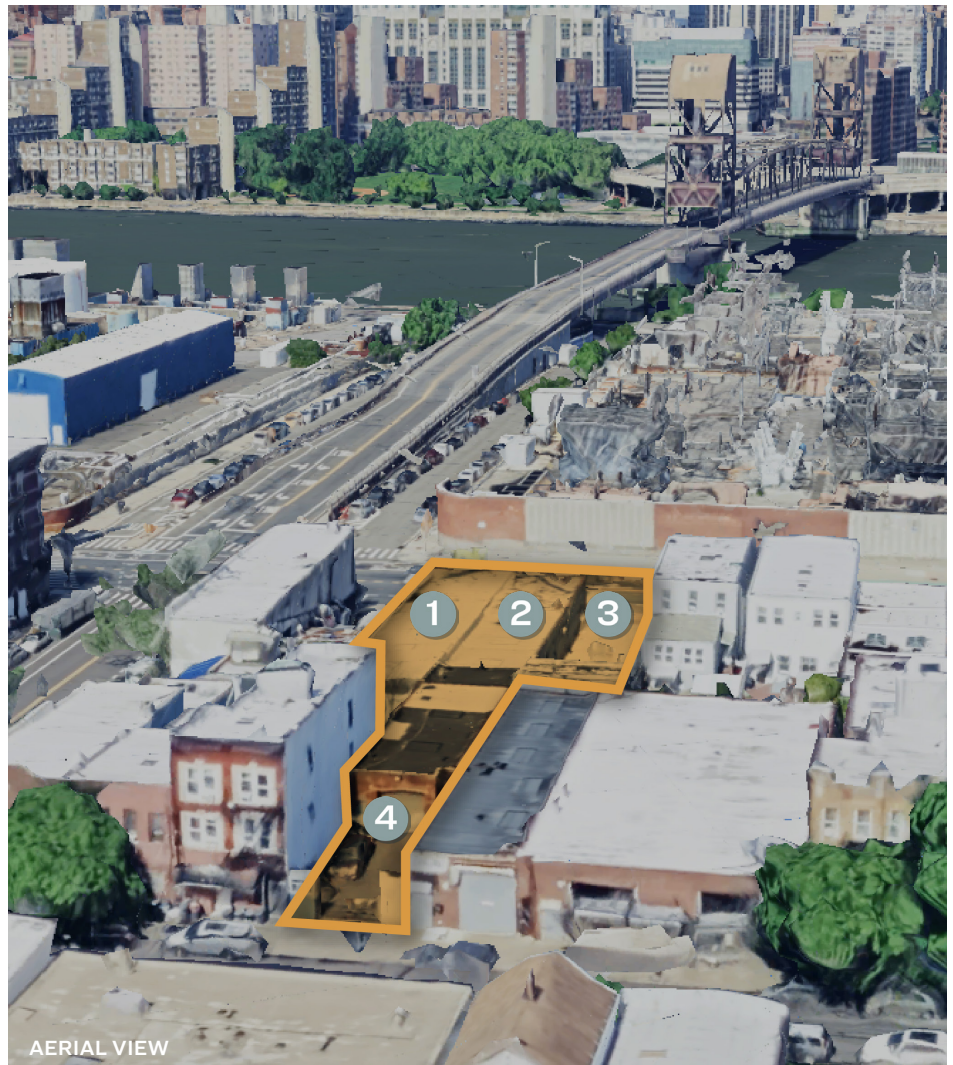
718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

- 18,500 Sq. Ft. Buildable for Residential As of Right through City of Yes
- 9,250 Sq. Ft. Footprint
- Street to Street
- 70' of Frontage on Vernon Blvd.
- 4 Parcels:
 - 1 **35-57 Vernon Blvd**
22.5' by 100.13'
 - 2 **35-55 Vernon Blvd**
22.44' by 100.13'
 - 3 **35-53 Vernon Blvd**
25.0' by 100.13'
 - 4 **35-58 9th Street**
22.44' by 100.12'



AERIAL VIEW



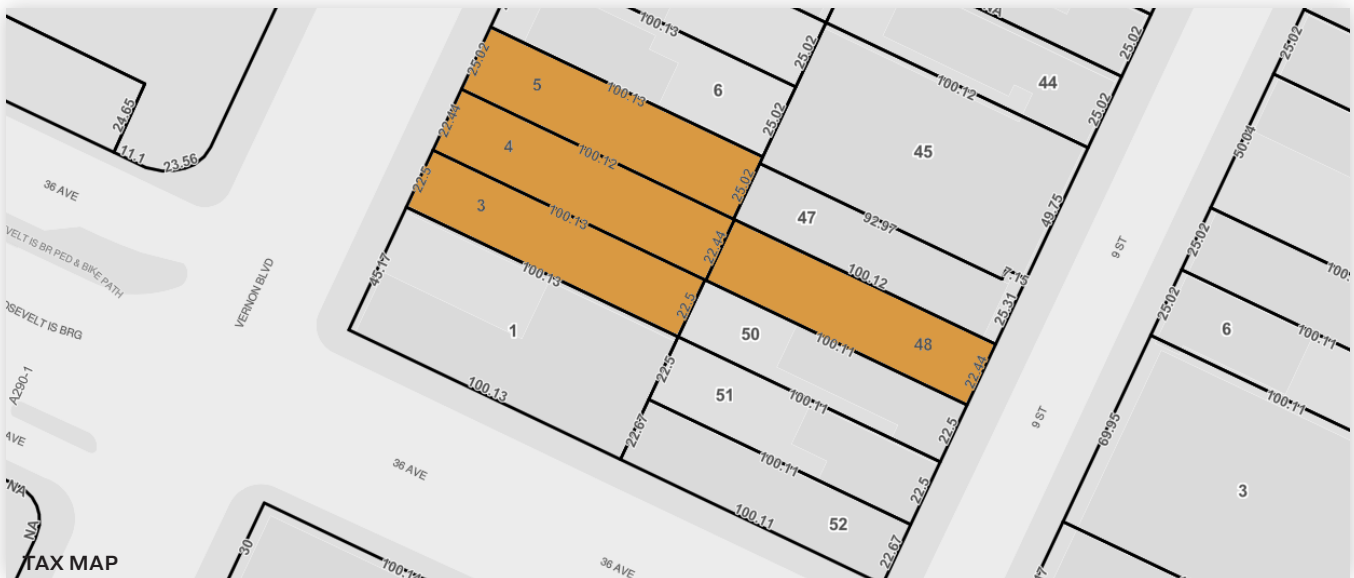
TRANSPORTATION

- F** 21ST QUEENSBIDGE
ROOSEVELT ISLAND
- N** **W** AVE 36

- Car** 59TH STREET BRIDGE
RFK BRG
GRAND CENTRAL PKWY
QUEENSBORO BRG

- MTA Bus** Q102, Q103:
VERNON BLVD/
36 AVE

PICTURES



34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENT:



JAMES EGE

Salesperson
jege@pinnaclereny.com
718-371-6423