



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



220-222 CITY ISLAND AVENUE

CITY ISLAND, NY 10464

Rare 53,000 Sq. Ft. Contractors Yard

For Sale/Lease in City Island

Type
Land



SQUARE FOOT
53,000_{RSF}



ZONING
M1-1



LOADING
4_{DRIVE-INS}



PARCEL ID
5641
BLOCK



ANNUAL R.E. TAXES
\$83,000_{YEAR}



296
LOT

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.

PICTURES





Certificate of Occupancy

CO Number: **200755655F**

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OSP	2	OG	K		17A	CONTRACTOR'S YARD.
OSP					16C	COMMERCIAL VEHICLE STORAGE ESTABLISHMENT. PERFORMANCE STANDARDS FOR AN M-1 DISTRICT TO BE, COMPLIED WITH.
END OF SECTION						

Borough Commissioner

Commissioner

END OF DOCUMENT

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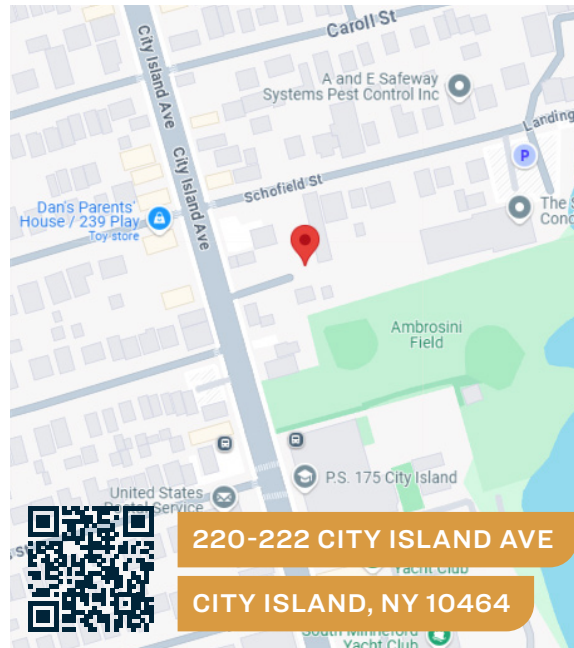
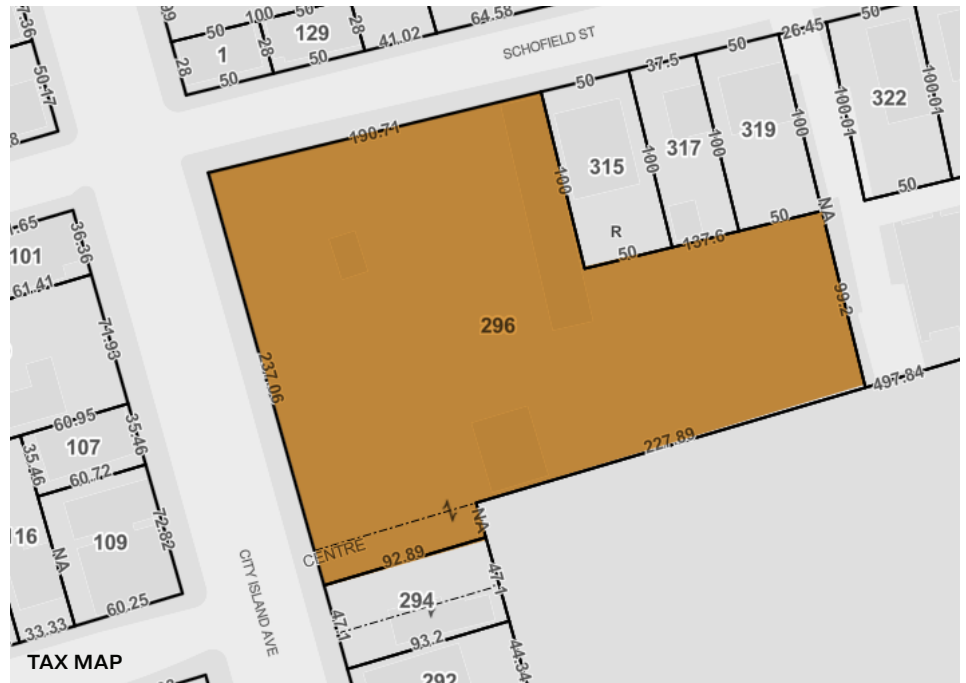
Property Overview

Features

- **Lot Size:** 53,000 Sq. Ft.
- **Building Size:** 3,000 Sq. Ft.
- 235' Frontage/Corner Property
- Contractor Yard C of O
- Utilities On-Site
- 20 Minutes to Manhattan

Ideal for

- Contractors
- Scaffolding
- Fleet Parking
- Material Storage
- And More!



220-222 CITY ISLAND AVE

CITY ISLAND, NY 10464

TRANSPORTATION



HUTCHINSON RIVER PKWY
BRUCKNER EXPY
CROSS BRONX EXPY
NEW ENGLAND THRUWAY



BX29, BXM8:
CITY ISLAND AVE/
WINTERS ST



34-07 Steinway Street, Suite 202
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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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