

FOR SALE
4000SF
M1-4

41-26 39th Street
Sunnyside, N.Y., 11104

718-846-SOLD
43-24 54th Road, Ste 201
Maspeth, NY 11378
RTRNYC.COM



PROPERTY DETAILS:

- BBL: 4-00215-0037
- 4000 SF
- 50 x 80
- 2 Overhead Doors
- 12.6 x 13.7 / 9.11 x 11.6
- 15FT Ceilings
- 1200Sf office Space
- 280sf (additional 2nd FL)
- Partial Basement
- Zoning: M1-4 (FAR 2)
- Zoning: Facility (FAR 6.5)
- 8,000-26,000 Buildable
- Great Exposure
- Over Size Water Main
- Over Size Gas Service
- C of D auto repair
- Built: 1931
- Taxes: \$19,711.00

Exclusive Broker: Joe Ibrahim
(718) 846-7653
Joe@RTRNYC.com

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OVERHEAD AERIAL VIEW FACING WEST



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OVERHEAD AERIAL VIEW FACING NORTH



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PROPOSED SUNNYSIDE YARDS SITE



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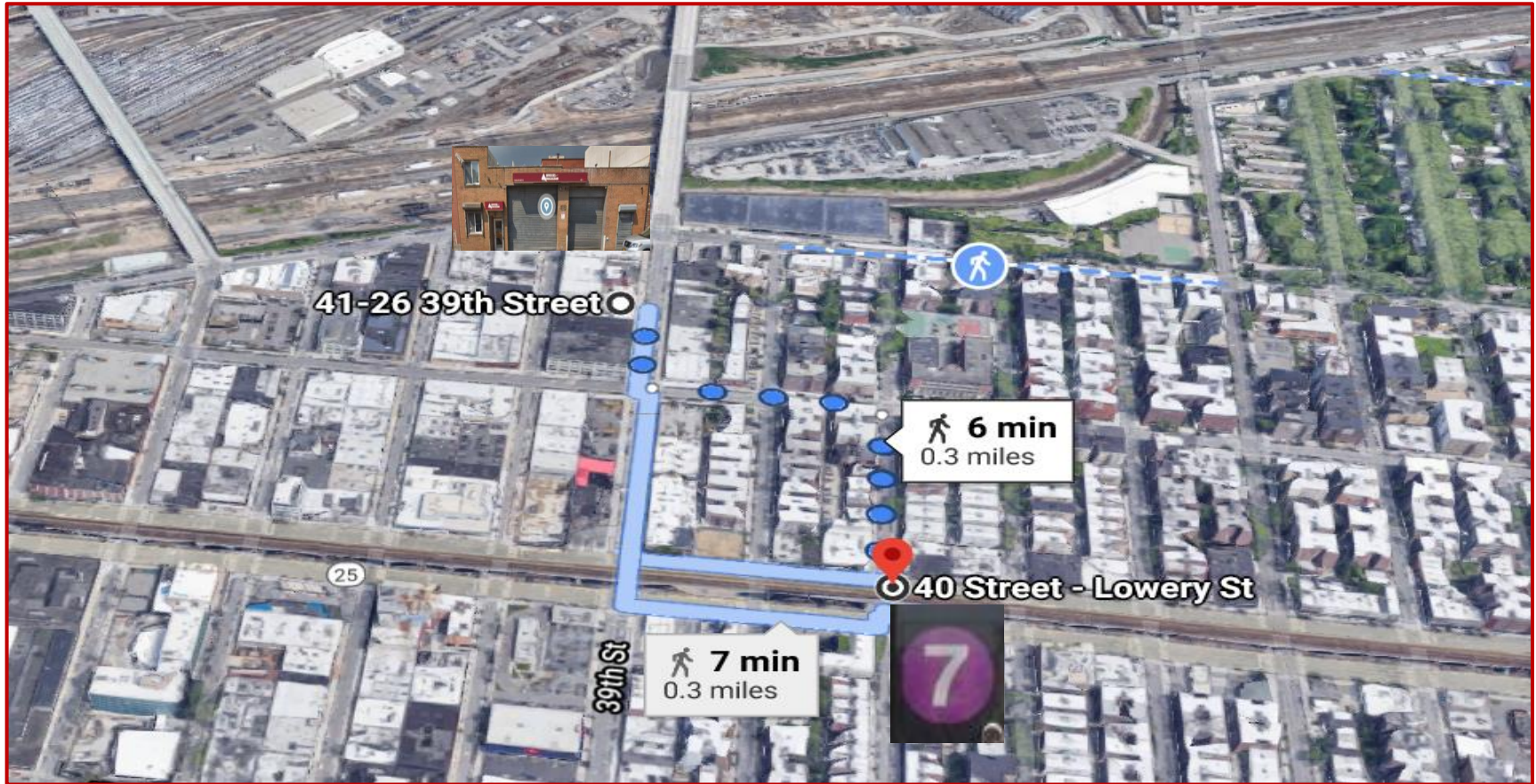
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Subway Map



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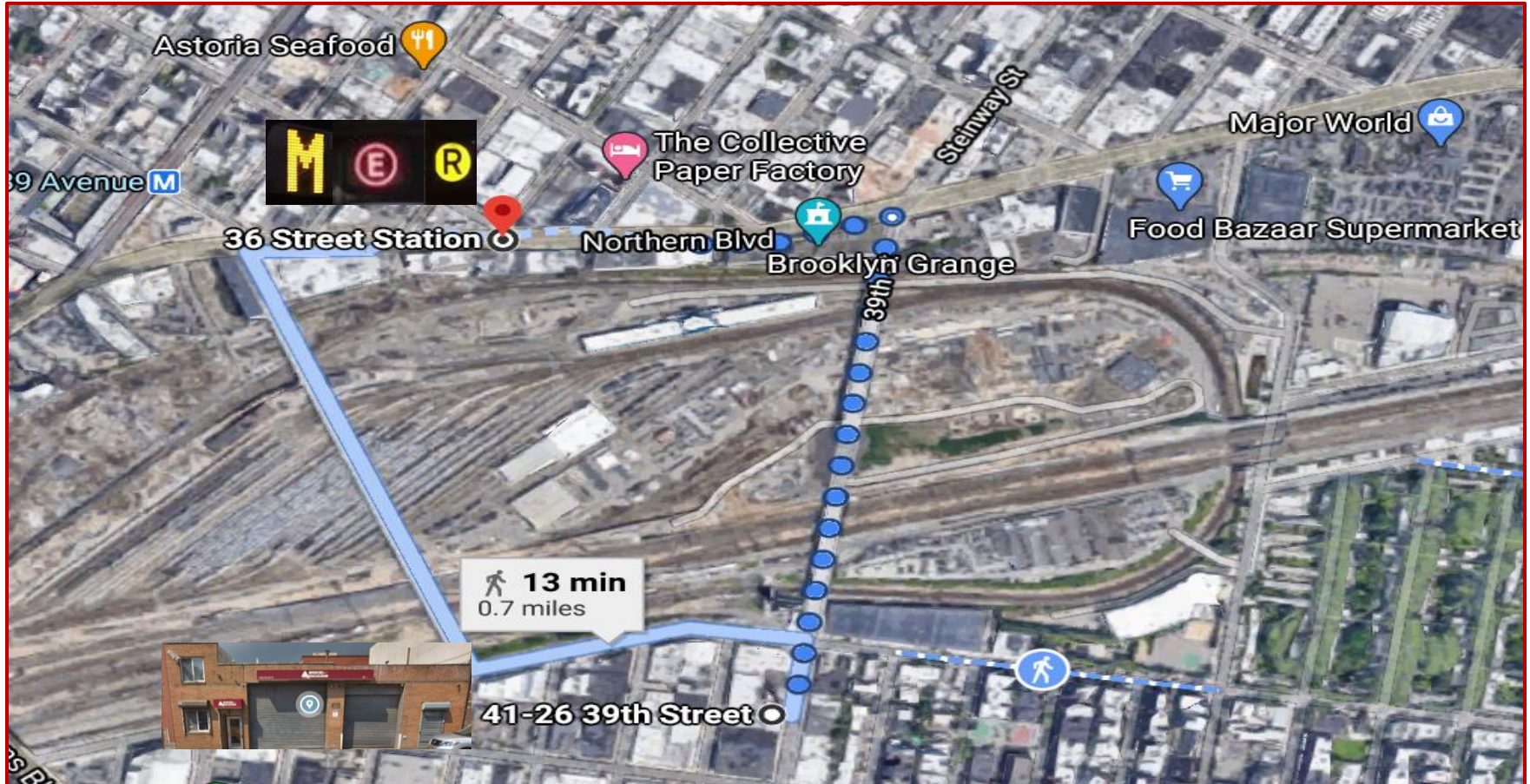
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B Form 54C (Rev. 11/71)-17M-703092(72)

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH **QUEENS** DATE: **4/29/76** NO. **150160**

This certificate supersedes C.O. No.

ZONING DISTRICT **M1-2**

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at

41-26 39th Street

Block **215** Lot **37**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

ALT 697/73

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
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1st	o/g	10			16	D-1	Auto Repair Shop & Accessory Office & Parking Three (3) Car Open Parking
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THE REAL DEAL
NEW YORK REAL ESTATE NEWS

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Rendering of master plan for Sunnyside Yard

Real estate insiders like to cite the well-known axiom about the value of land: “They’re not making any more of it.” But that’s essentially what the de Blasio administration and Amtrak aim to do in western Queens by building on top of an active rail yard to create a 115-acre affordable housing development the likes of which the city hasn’t seen in nearly 50 years.

In early March, the city **unveiled a master plan** to cover Sunnyside Yard and build a whole community, including 12,000 units of housing, plus office and commercial space, schools, libraries and green space, all atop a \$14.4 billion deck to be constructed over the still-active rail yard. The

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Rendering Proposed Sunnyside Yards



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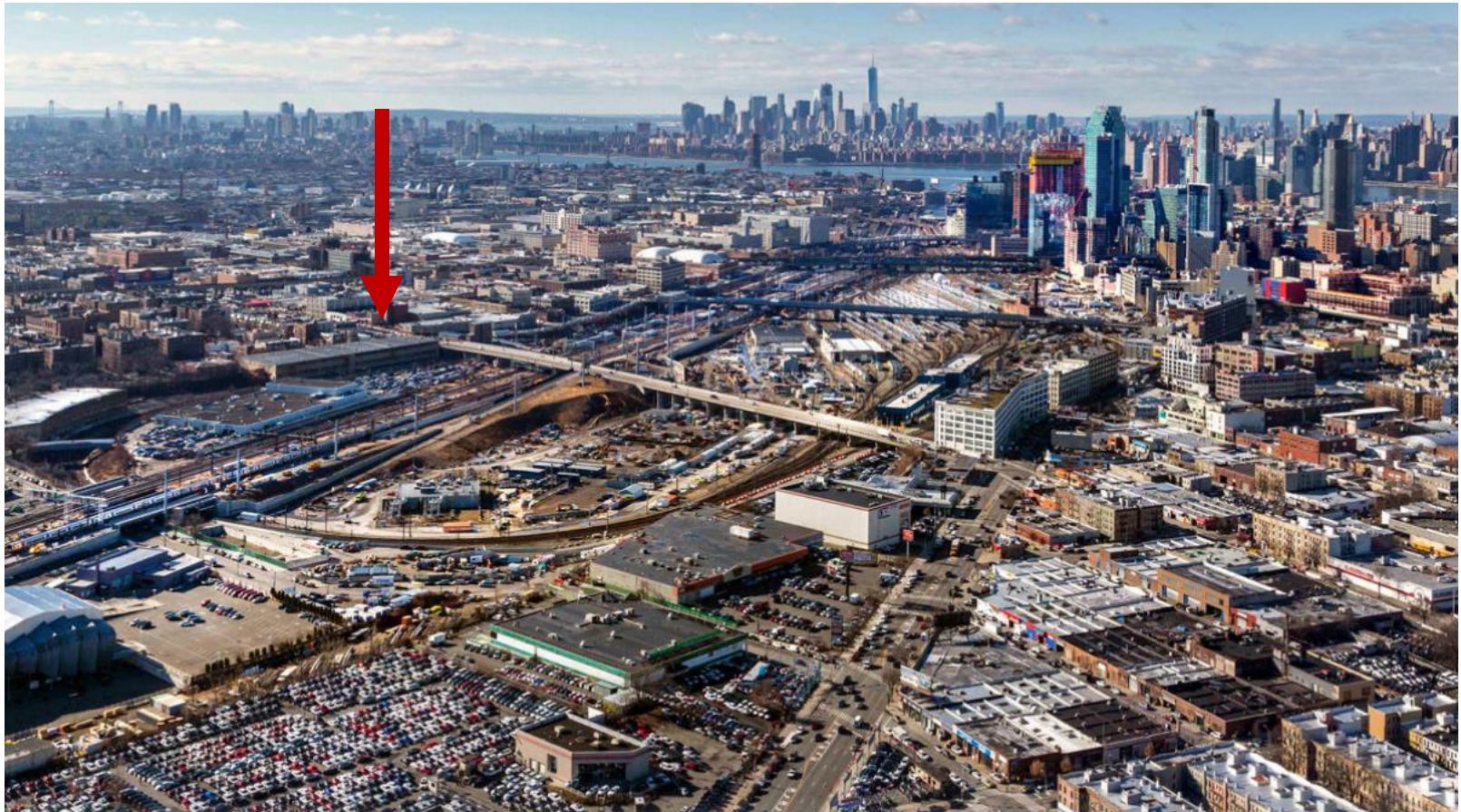
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Sunnyside Yard (Credit: NYCEDC)



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