

56-70 58TH STREET, MASPETH, NY 11378
CLINTON HALL PALACE

**Historic Event Venue | 28,868 SF Development Site | Approx.
26,000 SF Building | M1 Zoning | Can Be Delivered Vacant**

Offering Price: \$19,999,000

Presented Exclusively By Lucy Palmer, Esquire Realty Ciaramella & Co.

EXECUTIVE SUMMARY

Clinton Hall Palace represents one of the most unique real estate opportunities currently available in Queens. Located at 56-70 58th Street in the heart of Maspeth, this landmark property combines a rich history, substantial existing improvements, income potential, and future redevelopment opportunities. Situated on approximately 28,868 square feet of land and improved with an approximately 26,000-square-foot building, the property benefits from M1 zoning, existing Certificates of Occupancy, a legalized lower level, and the ability to be delivered vacant at closing. For generations, Clinton Hall Palace has been recognized as one of Maspeth's most iconic buildings. It has hosted weddings, cultural events, concerts, community gatherings, and notable public appearances, making it deeply woven into the history of Queens.

A BUILDING WITH HISTORY

Originally constructed in 1926, Clinton Hall Palace was built during an era when buildings were designed for permanence. Featuring Class A fireproof concrete and steel construction, a full concrete roof, and expansive open-span floor plates, the structure was engineered to accommodate large-scale assembly uses. Throughout its history, the property has welcomed thousands of guests and hosted significant events. Historical accounts associate the venue with appearances by Frank Sinatra, Jimmy Durante, the Dalai Lama, and numerous community, entertainment, and cultural events that helped establish its reputation as a Queens landmark.

EVENT SPACE & EXISTING USE

One of the property's most attractive features is its existing assembly use. Supported by Certificates of Occupancy on file, the building has long operated as a venue for weddings, banquets, performances, and community gatherings. The large open-span layout, lack of intrusive interior columns, and substantial floor plates continue to make the property suitable for event, entertainment, educational, community facility, institutional, and commercial uses. The lower level also offers additional income potential and benefits from existing Certificate of Occupancy approvals.

DEVELOPMENT OPPORTUNITY

While the property's history is extraordinary, its future may be even more compelling. Large development sites in Queens are becoming increasingly scarce. With approximately 28,868 square feet of land, a substantial existing structure, corner positioning, M1 zoning, and vacant delivery available, purchasers are provided with exceptional flexibility. Potential uses may include event and entertainment operations, educational facilities, production studios, medical facilities, warehouse and distribution uses, self-storage, community facilities, adaptive reuse projects, commercial headquarters, and future redevelopment opportunities subject to purchaser due diligence.

LOCATION & CONNECTIVITY

Located within the Maspeth industrial corridor, the property offers immediate access to the Long Island Expressway, Brooklyn-Queens Expressway, Grand Central Parkway, Manhattan, Brooklyn, Long Island City, JFK Airport, and LaGuardia Airport. Its central location makes it one of the most strategically positioned assets in Queens.

INVESTMENT HIGHLIGHTS

- 28,868 SF Development Site
- Approx. 26,000 SF Existing Building
- Historic Clinton Hall Palace
- Existing Event Venue Infrastructure
- Existing Certificates of Occupancy
- Legalized Lower Level
- Additional Income Potential
- Class A Concrete & Steel Construction
- Open-Span Floor Plates
- M1 Zoning
- Corner Property
- Can Be Delivered Vacant
- Significant Redevelopment Potential
- Prime

Central Queens Location

CONTACT INFORMATION

Lucy Palmer Licensed Real Estate Salesperson Esquire Realty Ciaramella & Co. 718-704-6444
lucypalmer0630@icloud.com