



**New York Realtors**

**Shirley A. Abraham**

**LIC. REAL ESTATE BROKER**



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**[www.nyr.me](http://www.nyr.me)**

# 105-01 101st Ave, Ozone Park, NY 11416

**For Rent \$28,000.00**

**10,576 Square foot office/ warehouse**



## Property Description:

New York Realtors has been retained on an exclusive basis for the leasing of [105-01 101st Ave, Ozone park](#). This subject property is an amazing 10,576 square feet corner office / warehouse

This enormous 100x100 sqft property is a fully built warehouse . It has flexible zoning as well as enough available air rights to approximately double the building square footage .

The second floor is an additional 576 square feet

The zoning class of the building is R 6 B and C 2-3 and the building class is Factory– Industrial semi–fireproof (F4)

This building is very spacious and can be utilized for multiple businesses including but not limited too adult day care, child day care, warehouse, storage, doctors office , offices conference rooms, kids Gymboree's, party halls , Fitness Center ETC

[105-01 101st Ave, Ozone Park](#) is located in proximity to multiple major roadways including the Van Wyck, The Belt Parkway, Nassau Expressway and Woodhaven Blvd. Public transportation in approximation to the property includes the A, J, and Z subway lines

**Inspections are by appointment only.**

### Property Details:

Lot size	100 x 100
Lot square footage	10,500 square feet
Building Class	Factory - Industrial Semi-Fireproof (F4)
Zoning	13
Zoning District	R6B, C2-3
Land Use	Factory and business
Taxes	\$50,470
Year Built	1930
Building Square Feet	10,576 square feet
Block	09407
Lot	0033
Commercial Units	1
Bathrooms	7
Price per Square foot	\$32/ square foot



<b>Frontage</b>	<b>200' wrap around footage</b>
<b>Site Category</b>	<b>Vacant light-industrial/ commercial retail opportunity with air rights</b>
<b>Gross Buildable Square Foot</b>	<b>20,000 Square Foot</b>
<b>Available Air Rights</b>	<b>9,000 Square foot</b>
<b>Comments:</b>	<b>This 10,600 square foot 1.5 story property Can be delivered fully vacant providing user an opportunity to occupy the property for a variety of uses</b>





105th Street

101st Ave

111th Street

10501 101st Ave

If you have any  
questions or would like to schedule a  
Viewing, call or email me.

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For more Information about this property check out the video in the link below!

[https://www.youtube.com/watch?v=jIGUDNSMx\\_s](https://www.youtube.com/watch?v=jIGUDNSMx_s)