

**EXCLUSIVE**

# HIGH-CUBE WAREHOUSE FOR SALE

# **79-01 COOPER AVENUE**

**GLENDALE, NY 11385**



**MASPETH ALTERNATIVE WITH GREATER VALUE - DELIVERED VACANT**

## **FEATURES**

- **1,650 SF CORNER WAREHOUSE**
- TWO-STREET FRONTAGE (123' TOTAL)
- 3 OVERHEAD DOORS
- GAS HEAT
- AUTOMOTIVE C-OF-O
- REAL ESTATE TAXES \$11,938.00
- Q29 BUS / **M** SUBWAY
- **IDEAL FOR:**
  - USER-INVESTOR
  - ART STUDIO - EXCELLENT NATURAL LIGHT
  - CONTRACTOR (CURRENT USE)
  - AUTO-REPAIR (AS-OF-RIGHT)



Any information set-forth herein has been obtained from sources deemed reliable, however, we have not verified it, and make no representation or warranty of any kind, including without limitation; condition: either latent or patent, size or manner of construction of the property, compliance with local law, and environmental conditions. All information submitted herein is subject to errors and omissions, and the right of our principal(s), to withdraw, modify, or condition the listing with-out prior notice. Broker cooperation encouraged.

**CONTACT EXCLUSIVE AGENT**

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