

FOR SALE

Prime Commercial Building

56 John St, Inwood, NY 11096

**Brown
Harris
Stevens** **Bold
Honest
Smart**



For Further Information & Inspection:

DAVID B. SARGOY
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Brown Harris Stevens Commercial Real Estate, LLC
585 Stewart Avenue, Suite 790, Garden City, New York 11530
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The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

BUILDING HIGHLIGHTS

56 John St, Inwood, NY 11096

LOCATION: 56 John St, Inwood, NY 11096
Block 45 Lot 215

DESCRIPTION:

- 10% Office
- Column Free Warehouse
- 2 Bathrooms
- New Boiler

PLOT SIZE: 6,000 Square Feet (60' X 100')

BUILDING SIZE: 2,590 square feet – single story

ZONING: Business X

HEAT: Oil

LOADING: Double Doors – Ground Level

CEILING HEIGHT: 12'

AMPS: 200 amps

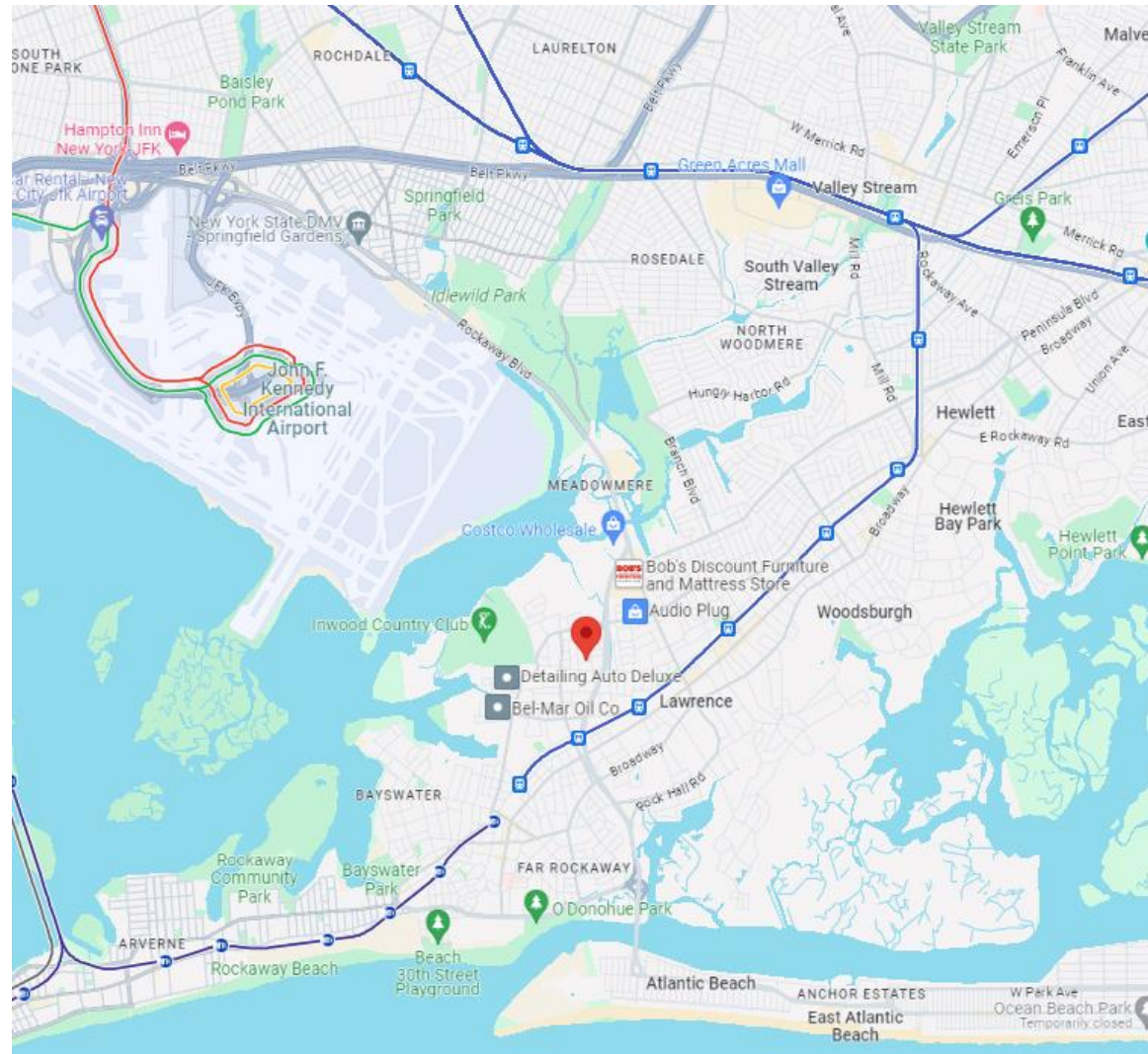
PARKING: Gated lot for 10-12 cars

REAL ESTATE TAXES: \$9,152

PURCHASE PRICE: Upon Request

COMMENTS:

- Close proximity to JFK Airport
- Minutes to banks, restaurants, and shops



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