



245 East 50th Street, Suite 4A
New York, NY 10022

Office (212) 421 6408
Fax (212) 371 3279
Email helpdesk@btnewyork.com
Web www.btnewyork.com

Impeccable Two-Bedroom, Two-Bath w/ 1059 SQFT Private Garden

For Sale

The Industry Condominium

21-45 44th Drive, Long Island City, NY
1-B

Size: 2 Bedroom - 2 Bath

Offered At \$1,468,000

Common Charges \$1,248

Tax/Maint \$38

Apartment Features:

This spacious corner two-bedroom, two-bath home at approx 1,000 sqft has soaring 11-ft ceilings & oversized north-facing windows w/hardwood oak floors throughout. Enjoy the outdoors with family, friends & pets in your private 1,059 sqft garden with white picket fence, manicured grass lawn, natural gas line grill, running water & electricity. The open kitchen features a breakfast bar & high-end stainless steel appliances. Both bedrooms feature customized closets & can easily fit King-sized beds. The spa-like bathrooms have marble countertops & Italian tile work. Bosch washer/dryer in unit & deeded storage unit are included for added comfort

Building Features:

The Industry Condo in LIC is half a block to the subway & one stop to Manhattan w/ tax abatement until 2027. It was built in 2010 & has 7 stories w/ 75 units. Amenities include doorman, concierge, rooftop w/ unobstructed Manhattan skyline views, fitness center, playroom, bike storage, & parking. Steps to 7, E, M, G subway & Q67, Q69 bus & Citi Bike

For More Information Please Call:

Corazon Rivera

O:212-421-6408 & C:917-751-8851

Email: cora@btnewyork.com

JR Rivera

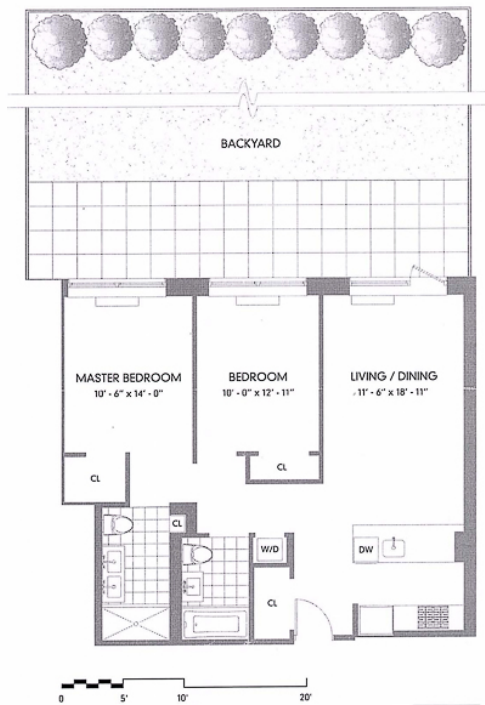
O:212-421-6408 & C:917-848-1623

Email: jr@btnewyork.com



Floor Plan

RESIDENCE 1-B 2 Bedroom | 2 Bath | 999 SF interior | 1,059 SF exterior



THE INDUSTRY 21-45 FORTY-FOUR DRIVE
LONG ISLAND CITY, NY 11101
718.784.0880 | THEINDUSTRYLLC.COM

The unit layout, square footage and dimensions are approximate and subject to final construction and alterations. Square footage is based on the actual floor area. The floor plan is based on the current design. All square footage are approximate unless otherwise indicated and information, including, but not limited to dimensions, photographs, room count, number of bedrooms and the school district in property listings are deemed reliable but should be verified by your own attorney, architect, or zoning expert. As a precondition to your accepting and sharing this listing you agree not to advertise it at anytime without prior written permission.

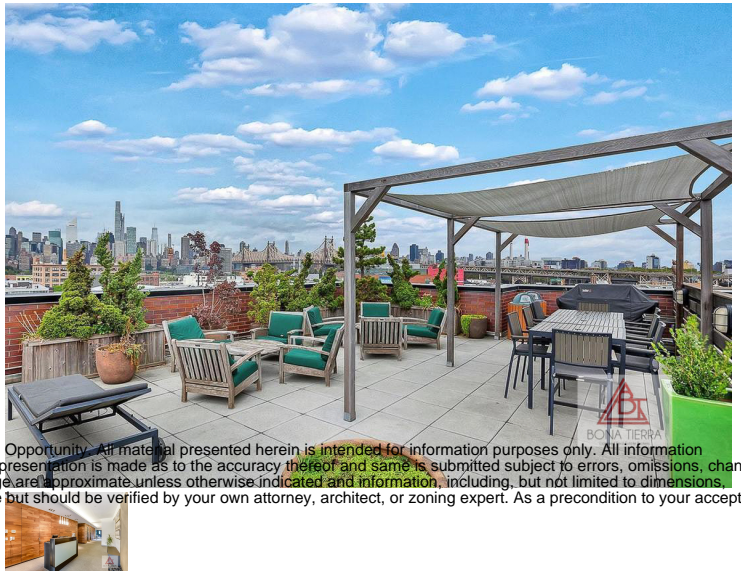






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