

OFFERING MEMORANDUM

41-17 BROADWAY



SYMMETRYCRG
COMMERCIAL REALTY GROUP



ASTORIA, NY 11103

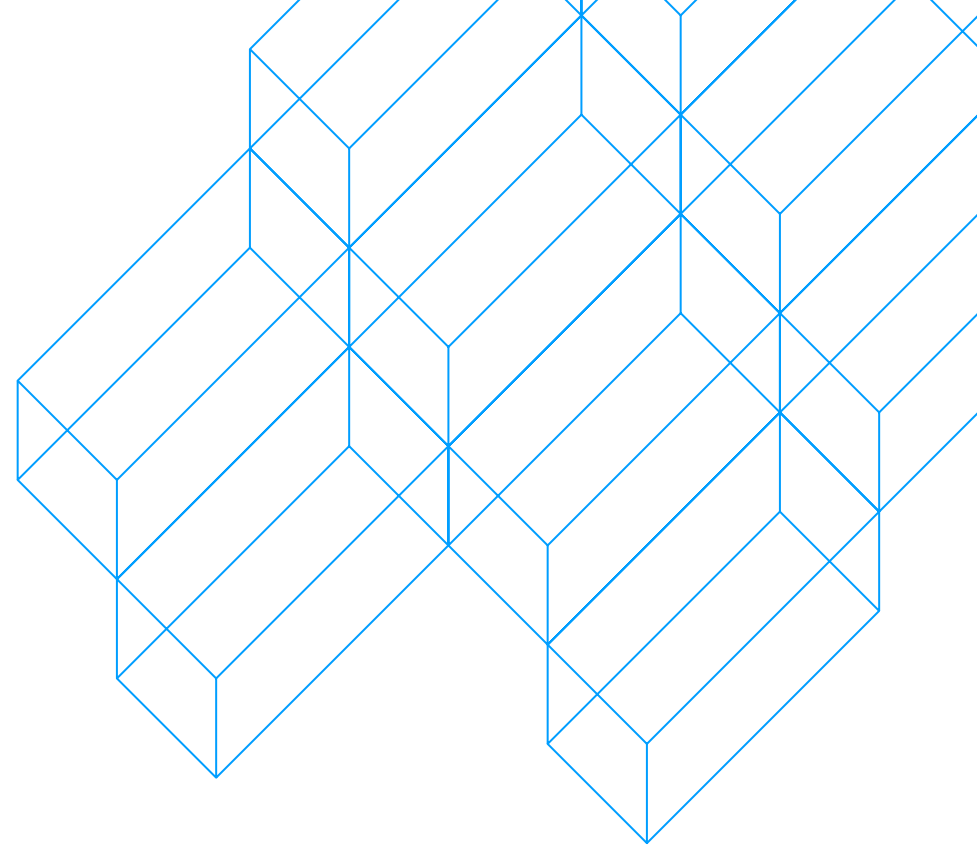
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EXCLUSIVELY LISTED BY _____

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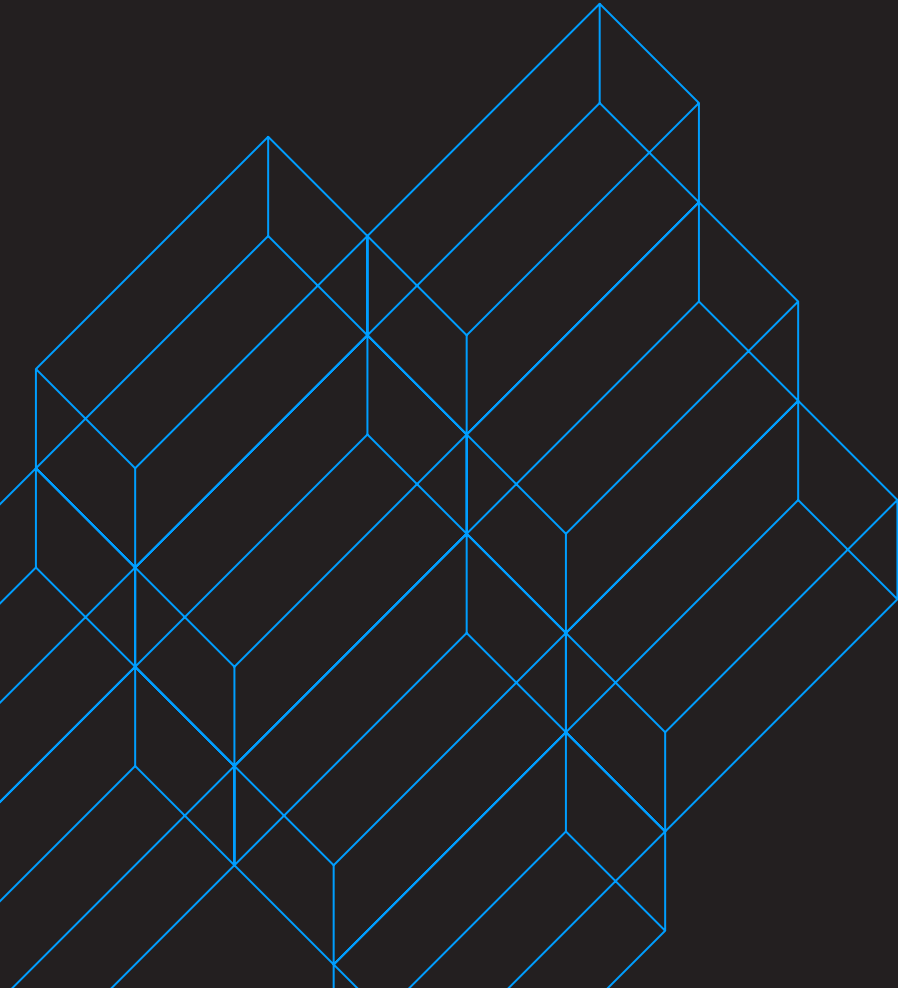


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EXECUTIVE SUMMARY

FULLY LEASED MIXED-USE INVESTMENT IN PRIME ASTORIA LOCATION

SymmetryCRG is proud to exclusively present 41-17 Broadway, a fully leased mixed-use building located in the highly sought-after heart of Astoria, Queens. This exceptional property encompasses approximately 4,900 square feet and offers a balanced mix of commercial and residential income streams.

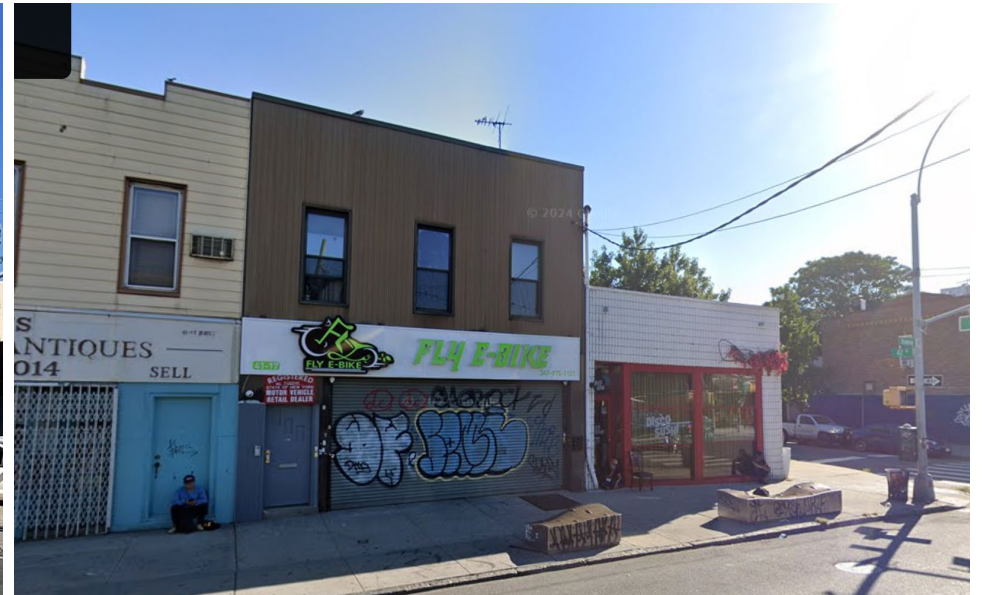
The building features two commercial units providing stable retail income, along with two residential apartments that benefit from strong rental demand in one of Queens' most vibrant neighborhoods. The property also includes two dedicated parking spaces, a rare and valuable amenity in this densely populated area.

Situated along Broadway in Astoria, the property enjoys excellent visibility, heavy foot traffic, and immediate proximity to a wide range of restaurants, cafes, shops, and cultural destinations. With 100% occupancy across all units, this asset represents a turnkey investment opportunity with reliable cash flow and long-term upside in one of New York City's most desirable neighborhoods.

AVAILABLE	4,900 SQ FT MIXED-USE BUILDING
PROPERTY TYPE	MIXED-USE
COMMERCIAL UNITS	2 RETAIL SPACES
RESIDENTIAL UNITS	2 APARTMENTS
PARKING	4 SPACES
OCCUPANCY	100% FULLY LEASED
LOCATION	PRIME ASTORIA - BROADWAY CORRIDOR
IDEAL INVESTMENT	TURNKEY INCOME-PRODUCING ASSET



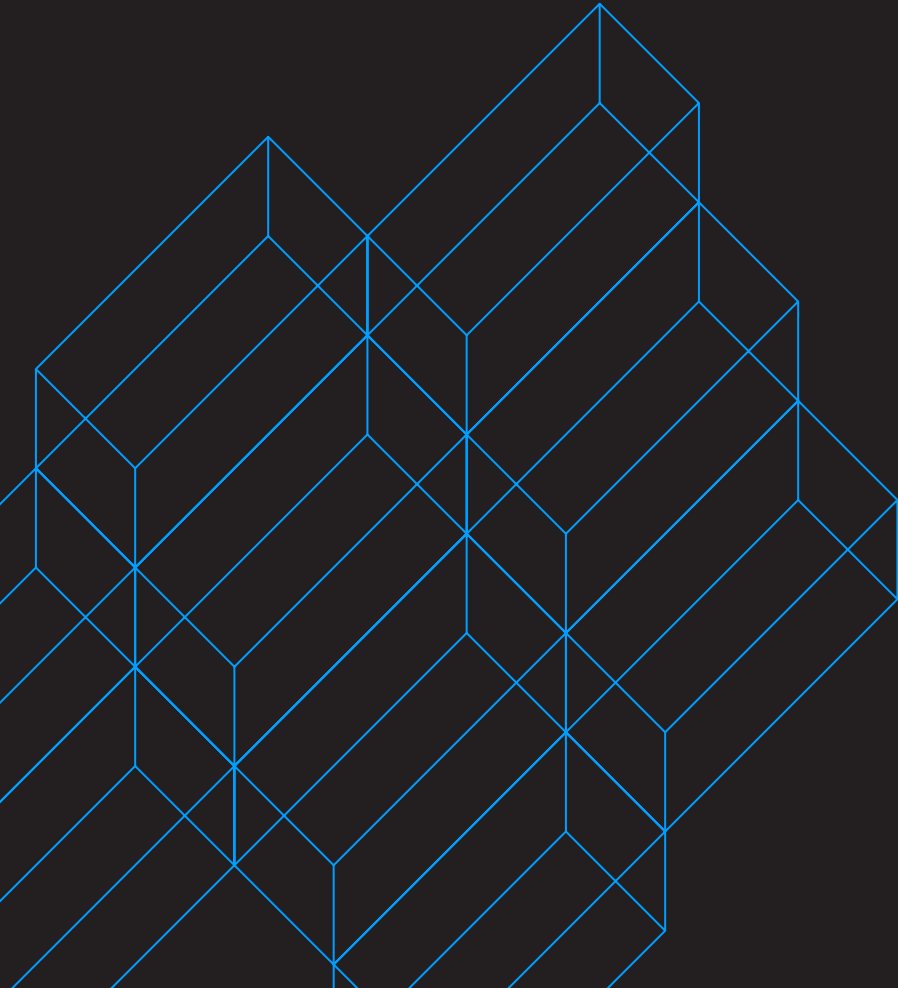
IMAGES





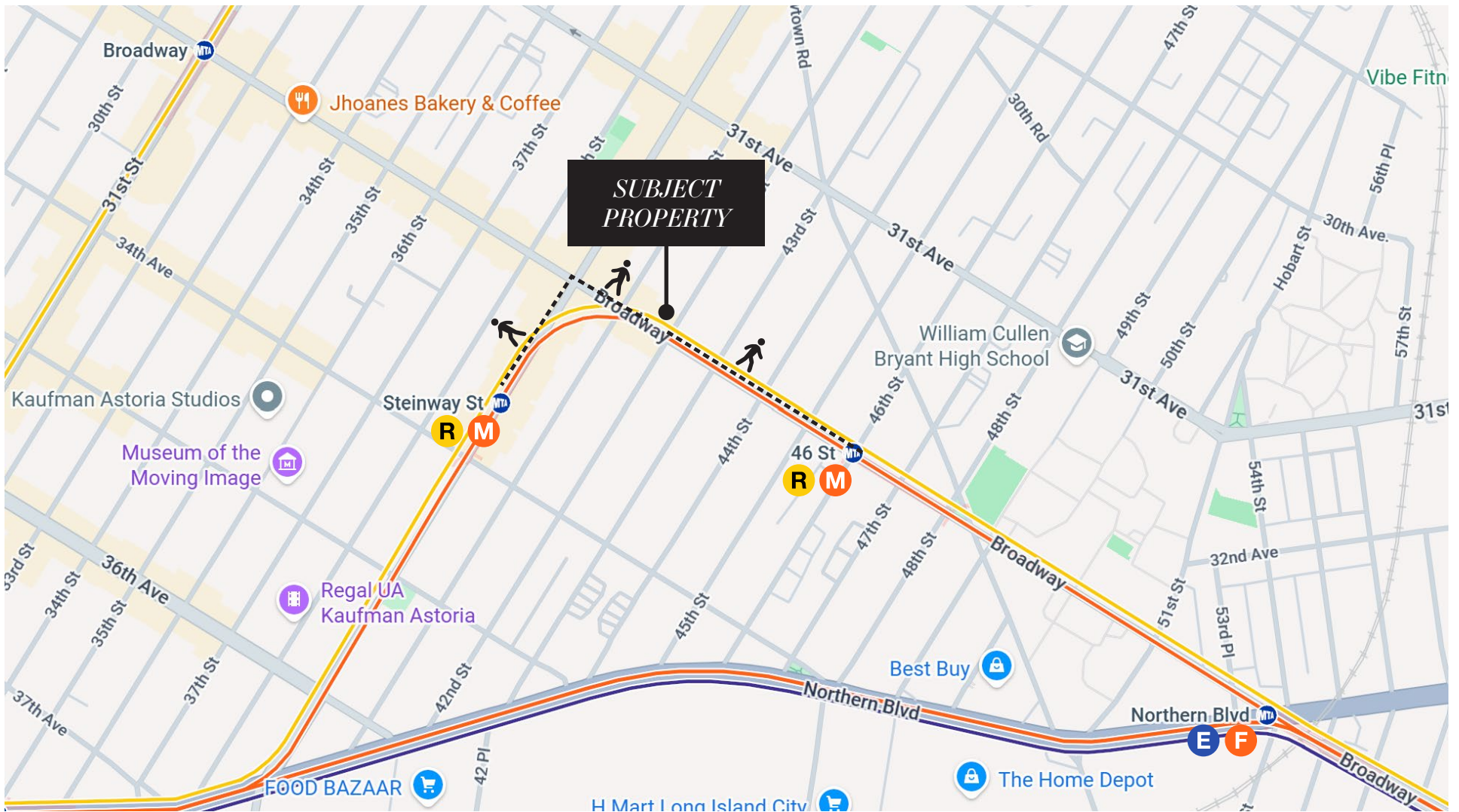
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41-17 BROADWAY



PROPERTY **OVERVIEW**

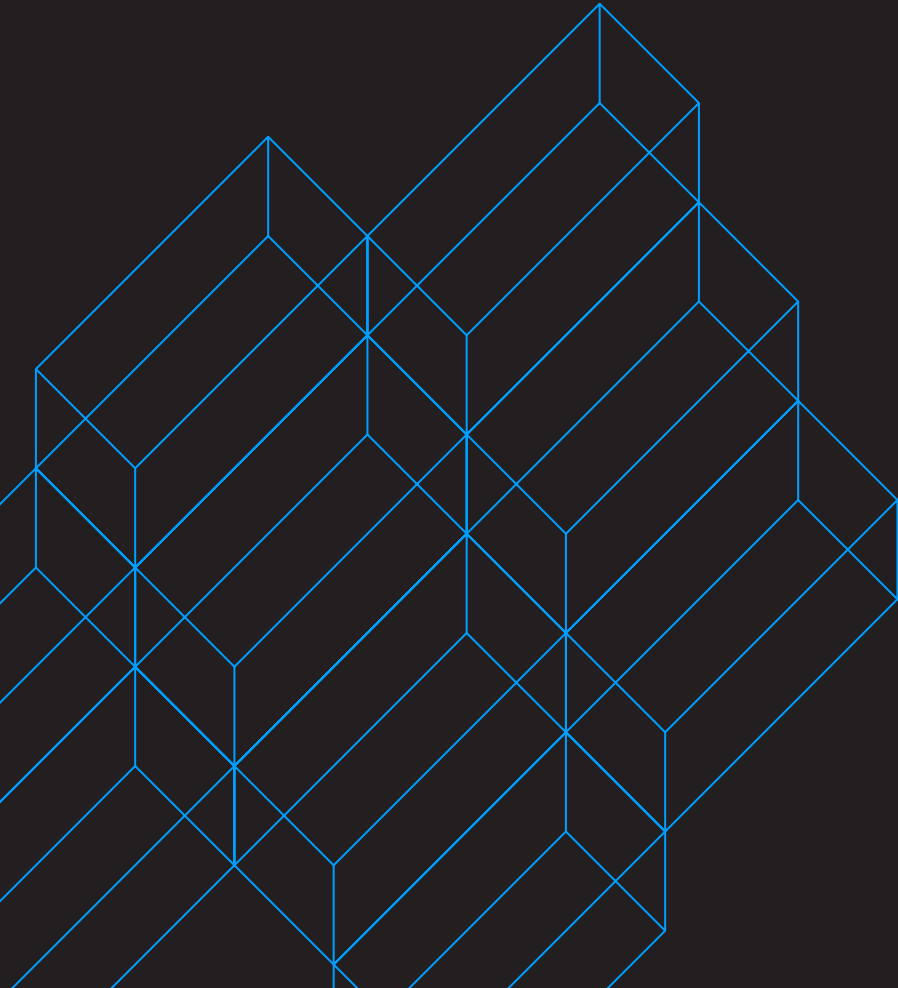
ACCESSIBILITY





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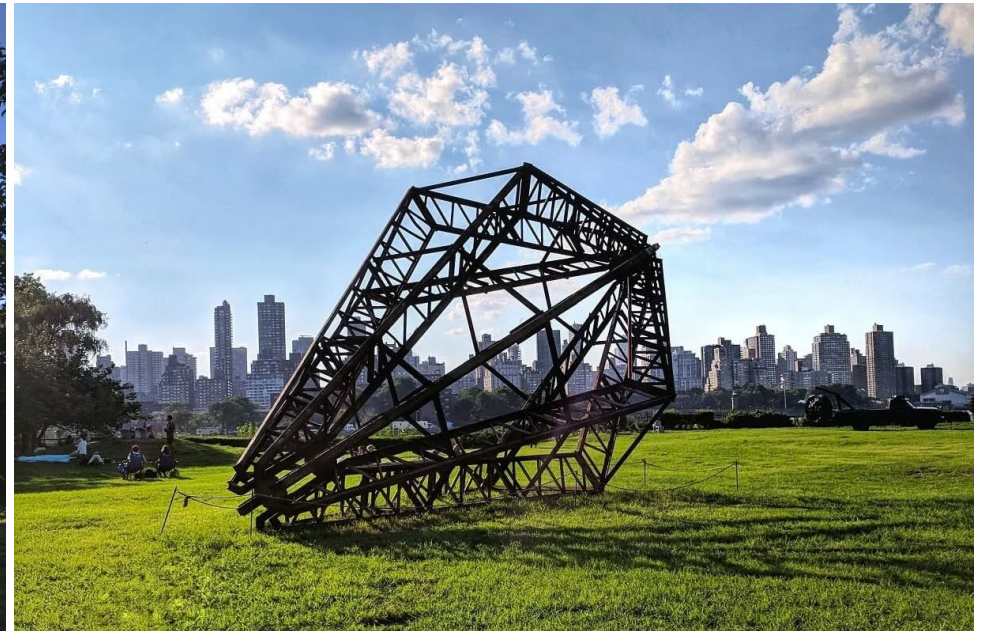


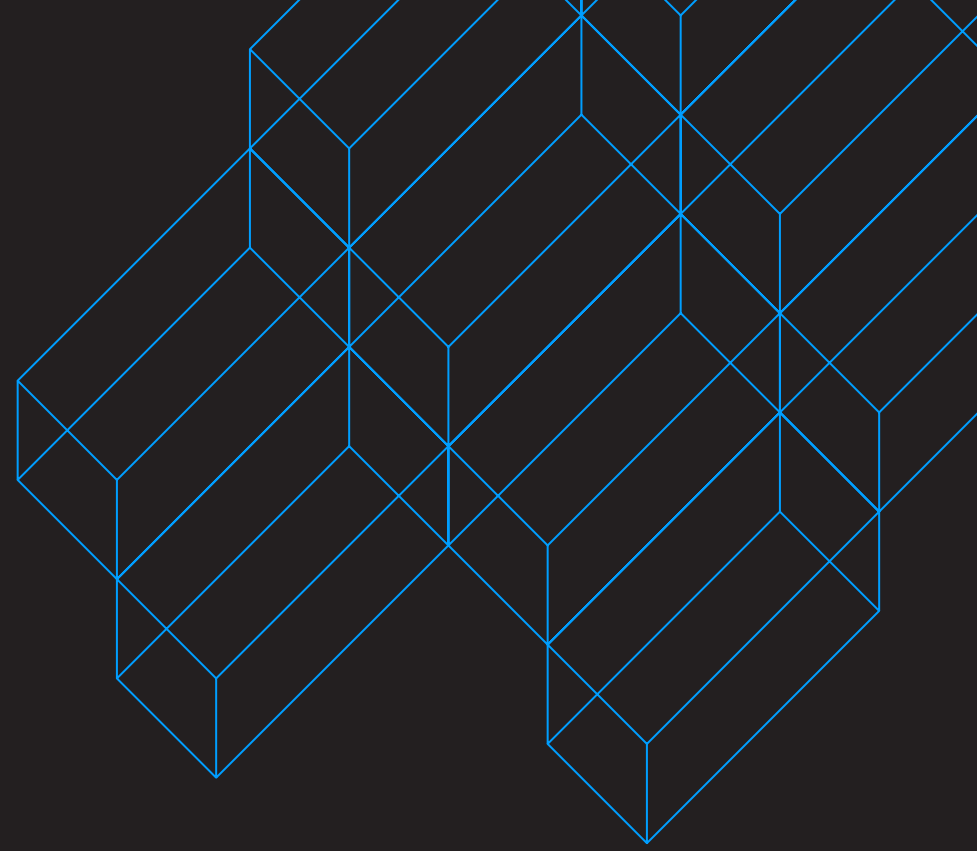
LOCATION OVERVIEW

ASTORIA, QUEENS

Astoria has long been recognized as one of New York City's most vibrant and desirable neighborhoods, known for its diverse community, thriving retail corridors, and strong residential demand. Located just minutes from Midtown Manhattan, the neighborhood blends historic character with modern development, offering a dynamic mix of restaurants, cafés, boutiques, and cultural institutions that attract both residents and visitors year-round.

Broadway serves as one of Astoria's most active commercial corridors, benefiting from consistent foot traffic, strong local spending power, and convenient access to public transportation. The neighborhood is well connected through multiple subway lines including the N and W trains, providing quick and direct service to Manhattan and other parts of Queens. Surrounded by a dense residential population and an established retail environment, Astoria continues to be one of Queens' most stable and attractive locations for long-term investment and mixed-use development.





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