

## A Mixed-Use Building for Lease 36-15 33<sup>rd</sup> St, Astoria, NY 11106



This 1,464 SF mixed-use building features a 600 SF ground-floor retail space, a 704 SF three-bedroom apartment on the second floor, a 350 SF basement, and a 1,690 SF backyard, gas heat and bathrooms, lot area 2,375 SF. The space is ideal for retail, e-commerce, professional offices, and contractor business use. The rental pricing details for the building below:

- Entire Building: \$7,500/month includes base tax.
- First Floor, Backyard, and Basement: \$5,000/month includes base tax.
- Second Floor Apartment and first floor entrance and kitchen: \$2,800/month includes base tax.

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