

AVAILABLE

THE PERFECT CONTRACTOR H.Q! - WAREHOUSE + OFFICES LOCATED ON 31ST STREET RETAIL CORRIDOR

34-14 31ST STREET | ASTORIA, NY 11106



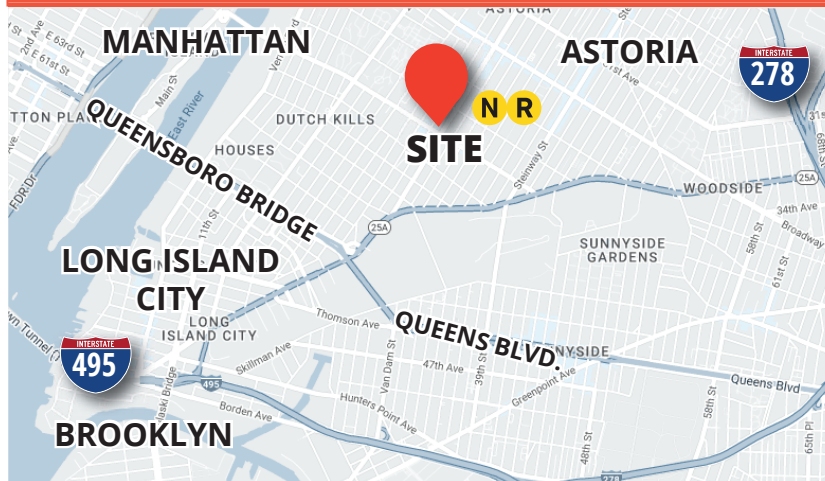
**VACANT & READY FOR IMMEDIATE OCCUPANCY
MINUTES TO MANHATTAN!**

PROPERTY OVERVIEW:

- **LOT SIZE:** 4,000 SF / 50' X 80'
- **TWO BUILDINGS:** 4,000 SF WAREHOUSE/STORAGE
1,750 SF OFFICES/SHOWROOM
5,750 SQUARE FEET
- **BLOCK/LOT:** 607 / 34
- **ZONING:** R5 (ADDITIONAL BUILDABLE SF AVAILABLE - CITY OF YES!)

PROPERTY FEATURES:

- PERFECT FOR USER/INVESTOR
- WORK IN GROUND FLOOR WAREHOUSE WITH ATTACHED OFFICES/SHOWROOM
- 14' CEILINGS
- **CERTIFICATE OF OCCUPANCY FOR COMMERCIAL USE**
- 31ST STREET RETAIL EXPOSURE
- GOOD FOR CONTRACTOR / MEDICAL / LAUNDRY / COMMERCIAL KITCHEN AND MORE!



ACCESS:

- DIRECT ACCESS TO: **NR**
- MINUTES TO MANHATTAN!
- **JOIN MCDONALD'S /FOODTOWN / DOLLAR GENERAL AND SOTTO LA LUNA!**

CONTACT EXCLUSIVE AGENT:

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