

Exclusive Lease for SALE

39-35 Bell Blvd, Bayside, NY 11361



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This property is ideal for an operator looking to hit the ground running in a thriving, high-demand area. An exceptional and rare turnkey opportunity featuring commercial-grade gas kitchen and a history of full liquor license approval. (Tenant prior to Taco Express) Restriction: deli hot and cold sandwiches. Call listing broker for purchase details. Héna 646-416-1174.

#### HIGHLIGHTS:

#### **SALE**

Key Money: \$195,000

Rent: \$11,135/month including RE Tax.

Ceiling Height: 9'8" ground floor

**Contact exclusive broker for full lease details.**

Lease term: 8 years.

Utility: Sep meters

HVAC: yes

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.

## **39-35 BELL BLVD, BAYSIDE, QUEENS, NY 11361**

EXCLUSIVE:

◆ **FOR SALE: Corner Restaurant – PRIME Bell Blvd Location**

📍 **High-Visibility Storefront in a Busy Commercial District**

✅ **Fully Equipped Commercial Kitchen**

- One 15' hood in rear.
- Full Basement with 1 Walk-In Refrigerator and 1 Walk-in Freezer, Food prep area.
- Grease trap
- Vent type 1

✅ **Features – +/-1,300 GSF Ground floor, plus full**

basement. +/-1,100 SF

– Building dimension 20' X 65'

– Wrap around glass storefront, operational.

– Corner location, high visibility

– 9'8" ceiling height

– Rear outdoor storage for garbage bins

✅ **Flexible Use – Ideal for Any Cuisine or Restaurant**

Concept or continue Mexican non-franchise cuisine, with name change.

✅ **8-Year Lease.**

👛 **Turnkey Opportunity – Ready for Immediate Operation! Gas kitchen and vent ready!**

📞 **Contact for Pricing & Full Details: 646-416-1174**

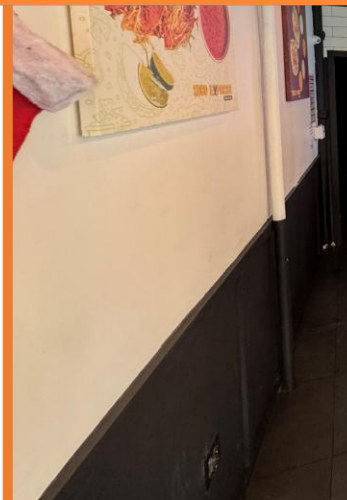
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Bell Blvd is a prominent destination with high-profile tenants and is one of the most sought-after locations for retail/restaurant establishments. Availabilities are rare—don't miss this turnkey opportunity! Héna 646-416-1174.



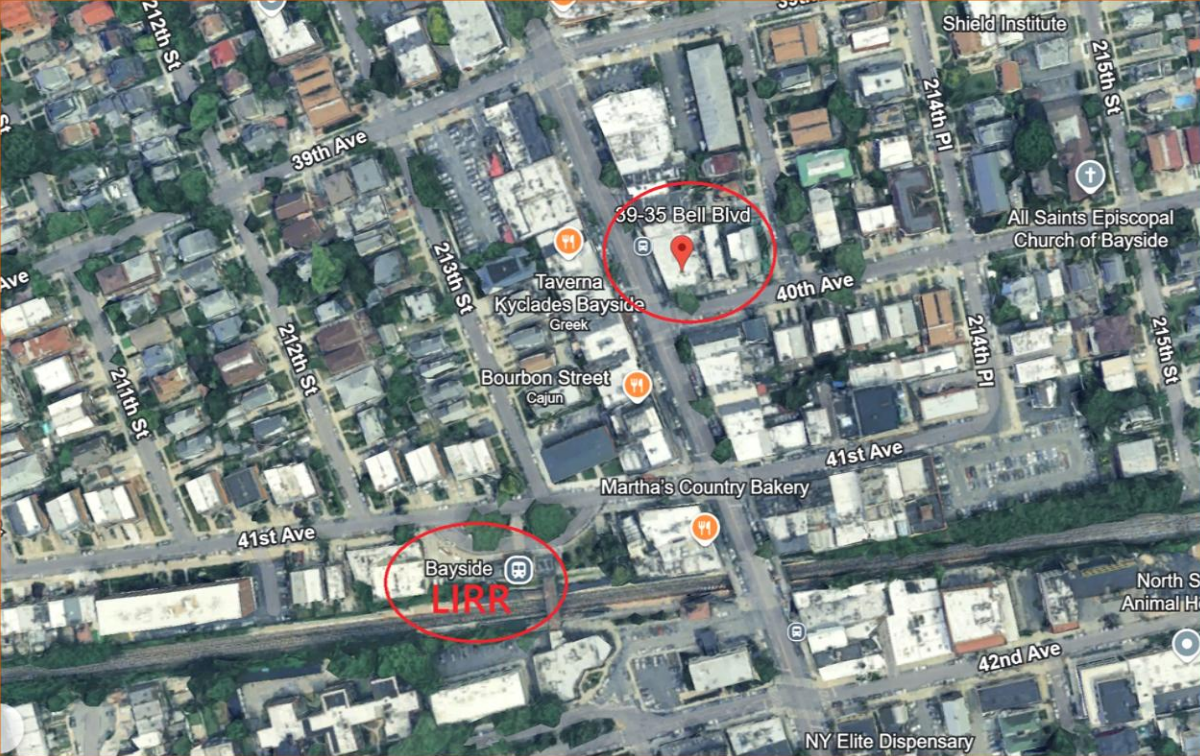
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