



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



158-29 CROSS BAY BLVD

HOWARD BEACH, NY 11414

Prime Cross Bay Blvd Location + Exposure.

15,000 Sq. Ft. 2 Story Office Building
+ 13,750 Sq. Ft. Parking.

Over 300 Feet of Frontage.

Type

Office / Retail / Development



SQUARE FOOT

15,000_{RSF}



ZONING

**R3-1,
C2-2**



PARCEL ID

14163

BLOCK



105

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

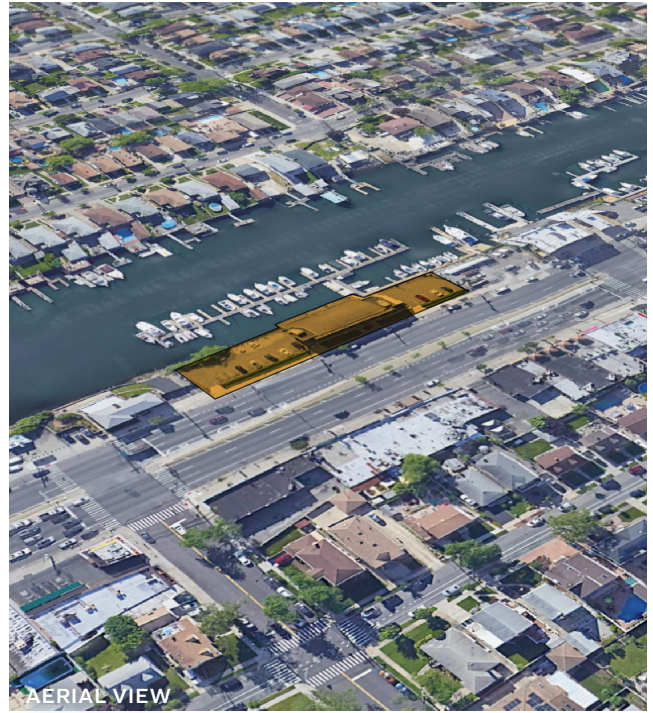
Pinnacle Realty of New York has been retained by UA Plumber local No. 1 as the exclusive agent for the sale/lease of 158-29 Cross Bay Blvd., Howard Beach, NY. The site consists of 15,000 Sq. Ft. 2 story office building with additional 13,750 Sq. Ft. of improved parking area. It is ideally located blocks to the Belt Parkway, minutes to the A subway station and JFK Airport.

Neighborhood Profile

Howard Beach is a neighborhood located in the borough of Queens, New York City. The area is predominantly residential and offers a mix of single-family homes, apartments, and condos. The neighborhood is bordered by Jamaica Bay to the south, the Belt Parkway to the north, the Brooklyn borough line to the west, and the neighborhood of Ozone Park to the east.

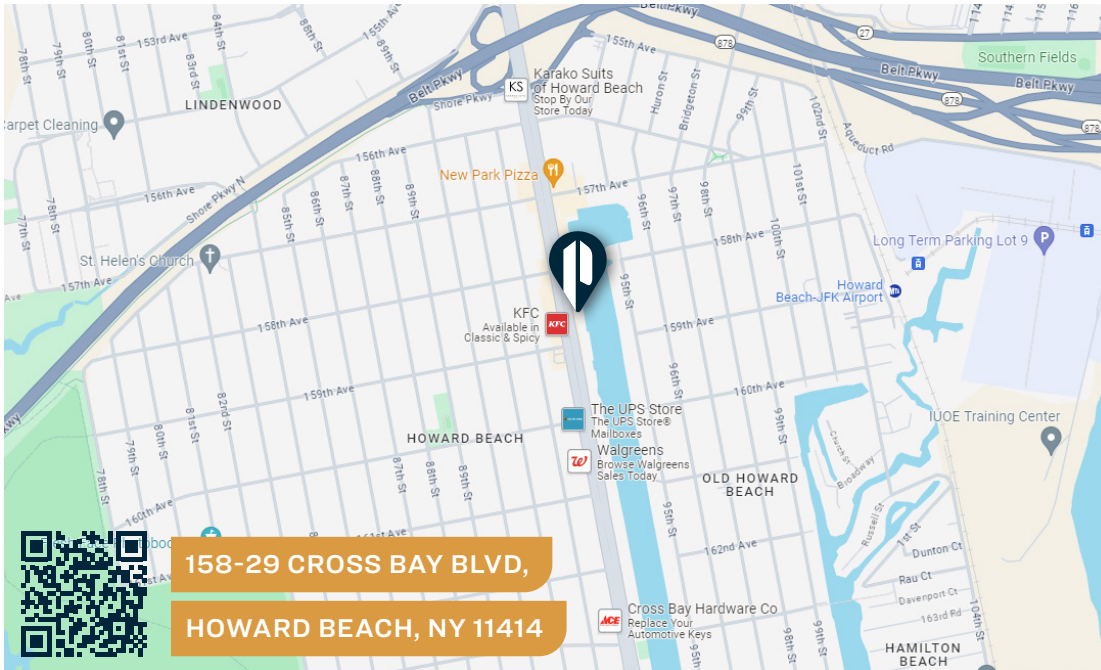
The demand for real estate in Howard Beach has been increasing in recent years, partly due to its proximity to JFK International Airport and its easy access to Manhattan via public transportation. The neighborhood is also known for its beautiful waterfront views, which can be enjoyed from many properties in the area.

Overall, Howard Beach is a desirable neighborhood for those looking for a quiet, suburban feel with easy access to the city.



Features

- 15,000 Sq. Ft. 2 Story Office Building
- 13,750 Sq. Ft. Parking
- Average Traffic Count 25,348 daily
- Immediate Occupancy
- Over 300 Feet of Frontage



158-29 CROSS BAY BLVD,
HOWARD BEACH, NY 11414

TRANSPORTATION



HOWARD BEACH - JFK SUBWAY STATION



**BELT PARKWAY
VAN WYCK EXPRESSWAY
JFK AIRPORT**



**Q21, Q41: CROSS BAY BLVD/159 AVE
QM16, QM17: CROSS BAY BLVD/158 AVE**



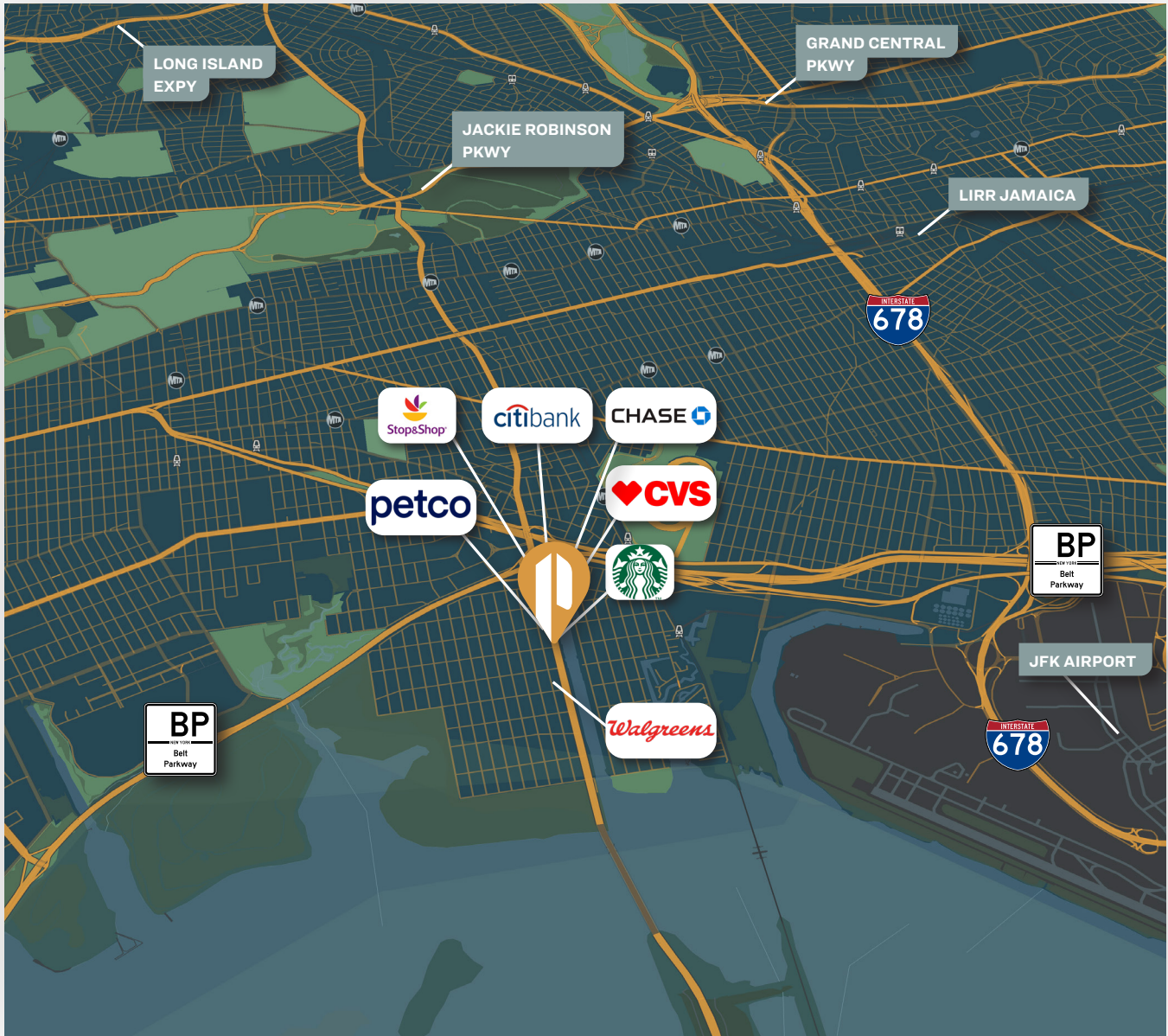
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PICTURES



NEARBY TENANTS



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