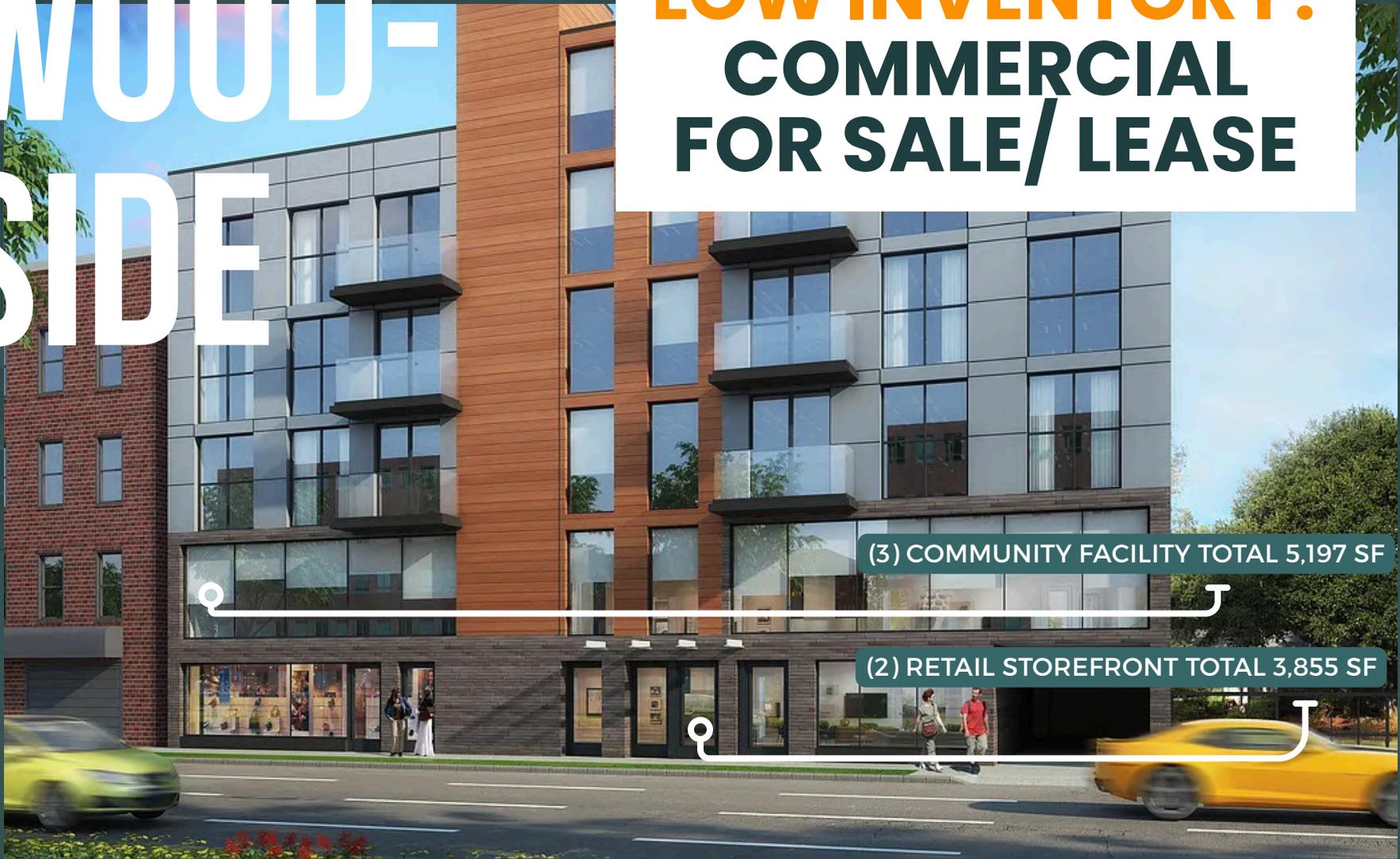


# WOOD- SIDE

**LOW INVENTORY!**  
**COMMERCIAL**  
**FOR SALE/ LEASE**



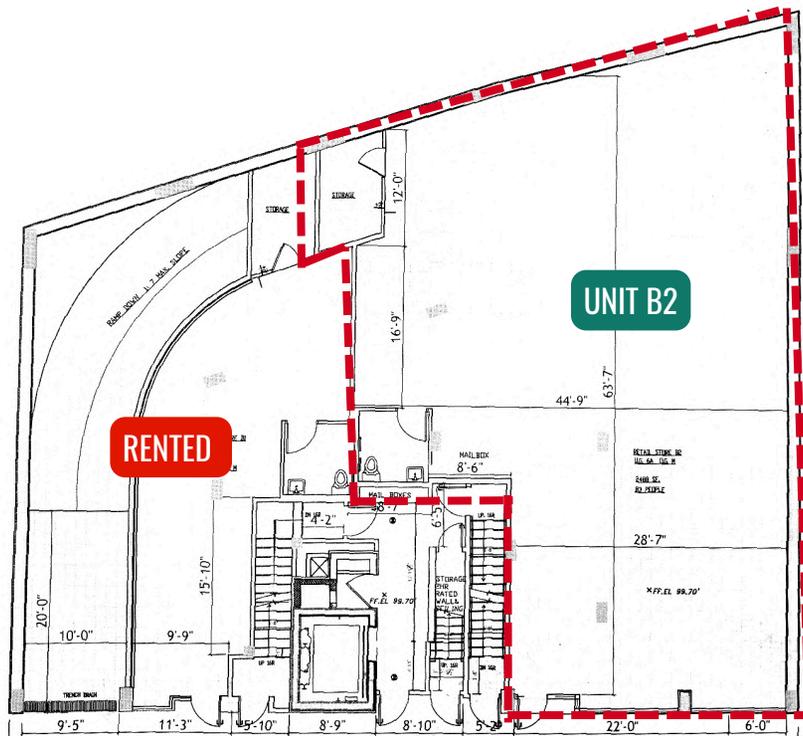
(3) COMMUNITY FACILITY TOTAL 5,197 SF

(2) RETAIL STOREFRONT TOTAL 3,855 SF

Add: 43-20 52ND ST  
WOODSIDE, NY 11377

● **BRAND NEW**  
**COMMERCIAL CONDO**  
**WITH 25 YEARS ICAP**

**GROUND FLOOR  
(STOREFRONT RETAIL)**



**B1** RETAIL

**845 SF  
RENTED**

WITH 5 YEARS LEASE  
(STABLE INCOME)

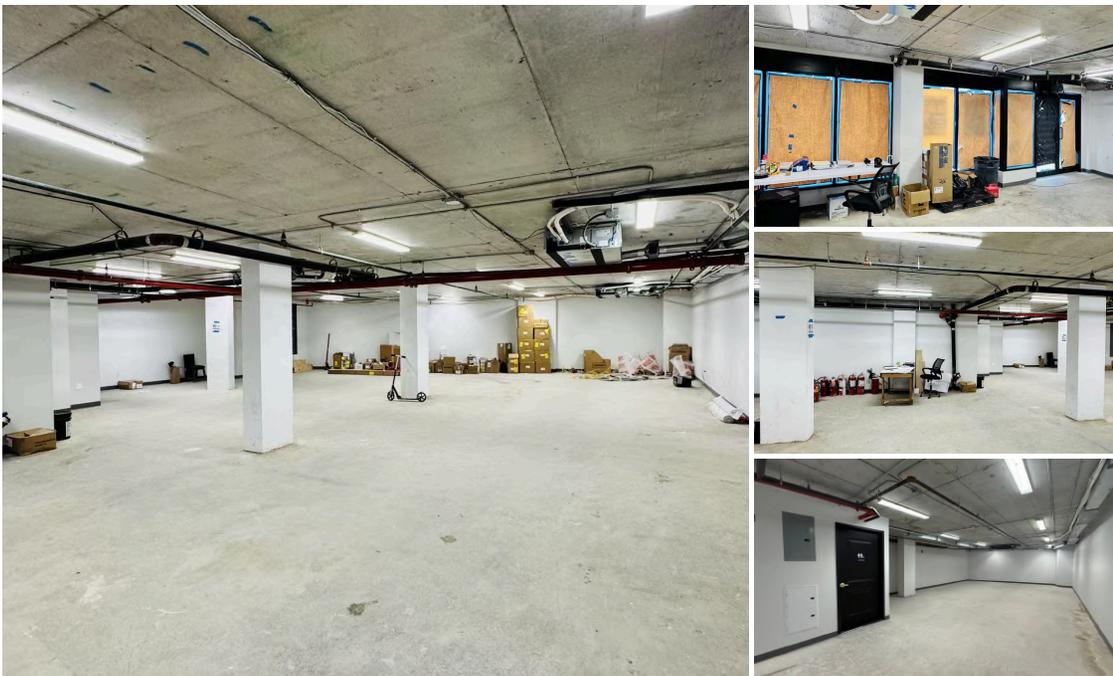
**B2** RETAIL

**3010 SF  
ASKING RENT-  
\$9,800/M**

**PACKAGE SALE (2 UNITS)  
TOTAL 3,855 SF (B1,B2)  
ASKING PRICE**

**\$2,850,000**

**\*CAN BE PURCHASE SEPARATELY  
- PRICE UPON REQUEST**



**BOTH UNITS OFFER PRIVATE ADA-COMPLIANT  
RESTROOMS, INDIVIDUAL UTILITY METERS, AND FULL  
SPRINKLER COVERAGE, HVAC INSTALLED**

**PURCHASE TWO GROUND-FLOOR RETAIL CONDO UNITS  
TOTALING 3,855 SQUARE FEET IN A NEWLY CONSTRUCTED  
RETAIL CONDO ON BUSTLING 52ND STREET IN WOODSIDE.  
THIS PACKAGE INCLUDES **UNIT B1, AN 845 SF SPACE  
THAT IS CURRENTLY LEASED AND GENERATING RENTAL  
INCOME, AND UNIT B2, A SPACIOUS 3,010 SF UNIT  
DELIVERED VACANT—IDEAL FOR AN END-USER OR  
INVESTOR. THE UNIT CAN BE PURCHASE/ LEASE AS  
PACKAGE SALE OR SEPARATELY, .****





# PRIME LOCATION

THE PROPERTY ENJOYS EXCELLENT STREET VISIBILITY AND HIGH FOOT TRAFFIC ALONG 52ND STREET, SITUATED BETWEEN ROOSEVELT AVENUE AND QUEENS BOULEVARD—JUST STEPS FROM THE 52ND STREET STATION ON THE 7 TRAIN AND MULTIPLE MAJOR BUS ROUTES (Q60, Q32, Q104). SURROUNDED BY DENSE RESIDENTIAL NEIGHBORHOODS AND NEW DEVELOPMENTS, AND WITH CONVENIENT ACCESS TO THE LIE, BQE, AND QUEENSBORO BRIDGE, THIS LOCATION OFFERS EXCEPTIONAL LONG-TERM VALUE AND GROWTH POTENTIAL FOR A WIDE RANGE OF COMMERCIAL USES.



Listing Agent

**Barbie Li**

Lic. R.E Broker

Broker/Owner of B Square Realty

Team Leader of Barbie Li Team

Schedule a Showing

Email us at [info@barbieliteam.com](mailto:info@barbieliteam.com)

More information

please call at **646-889-9988**

ADD OUR WECHAT ACCOUNT



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800 Northern Blvd, Great Neck, NY 11021

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