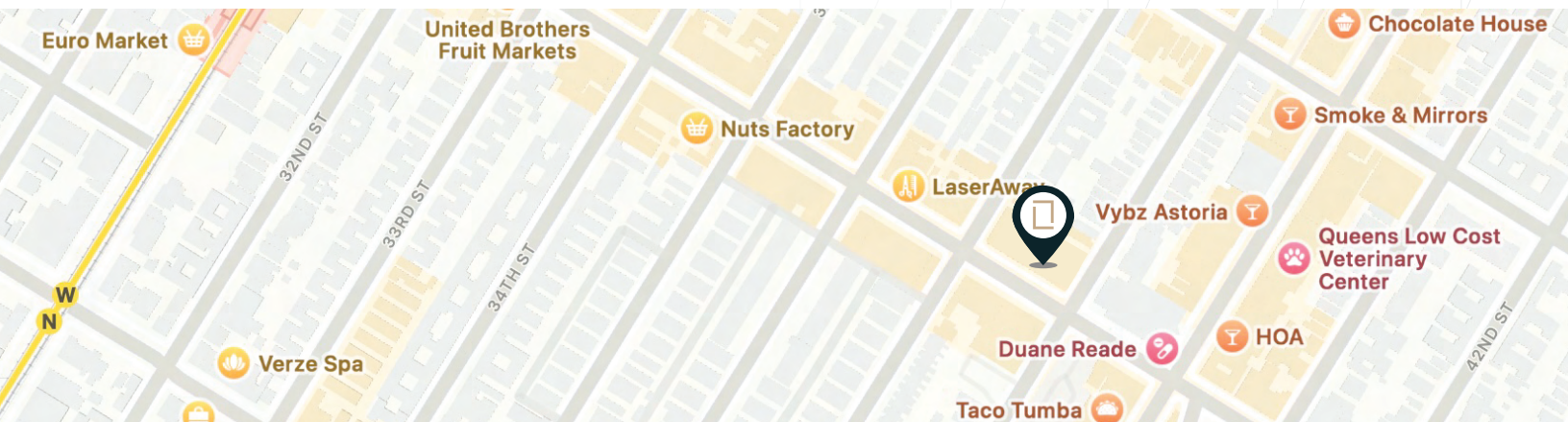




TURNKEY RESTAURANT/BAR AVAILABLE

**37-11/37-13 30TH AVE  
ASTORIA, NY 11103**



# LISTING BRIEF

Nestled in the heart of Astoria with heavy foot traffic and high visibility. Boasting impressive doublewide space and large windows, the interior space creates an inviting ambiance for patrons and offers flexibility for various dining arrangements. With a fully built-out infrastructure, this prime property presents a rare opportunity for restaurateurs to maximize profitability and sustainability in a bustling nightlife scene.

- **2,700 SF TURNKEY BAR/RESTAURANT**
- **RARE DOUBLEWIDE SPACE**



# NEARBY RETAIL

**DUANE**reade™  
by *Walgreens*

**DUNKIN'**  
**DONUTS**

**+MEDRite**  
URGENT CARE

**KeyFood**  
FRESH



**H&R BLOCK**

  
**BondVet**

*Pokeworks*  
EST. 2015

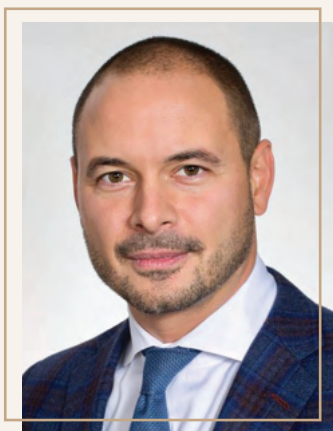
  
Mad For Chicken

**NUTS**  
**FACTORY**  
EAT GOOD FEEL GOOD





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