



# RETAIL SPACE FOR LEASE

FOR RENT BY OWNER

● 42-16 Greenpoint Ave, Sunnyside, NY 11104



## SPACE OVERVIEW

- Approx. 500 SF Ground Floor\*
- No basement
- Strong Greenpoint Ave frontage
- Flexible layout for retail or service use

ⓘ All measurements are **ESTIMATED/APPROXIMATE** based on available records and visual observations. Not guaranteed.



## LEASE TERMS

- 2 Months Free Rent (on a 5-year lease)
- 5% Discount if paid on or before the 1st
- 5% Late Fee after the 5th



## SECURITY

- 2 Months Rent = \$8,700



## ASKING RENT

**\$4,350** / MONTH\*

- ~ \$104/SF annually\*
- Available immediately



## UTILITIES & CONDITION

✓ **MOVE-IN READY**

- Space delivered vacant and clean
- Tenant responsible for all utilities
- Water billed separately (NYC Water Board rate)
- Landlord does not provide heat, A/C, or electric



## HIGHLIGHTS

- Active Sunnyside retail corridor
- Consistent neighborhood foot traffic
- Move-in ready — no buildout required
- Ideal for boutique retail, café, or service
- 7 Train nearby — 15 min to Midtown
- Responsive, owner-managed building



**ALL INFORMATION IS ESTIMATED/APPROXIMATE AND PROVIDED FOR DISCUSSION PURPOSES ONLY.**

No representations or warranties are made as to the accuracy of size, condition, or any other matter. Tenant to verify all information to their satisfaction.