

22-54 31ST STREET

BETWEEN 23RD ST & DITMARS BLVD | ASTORIA, QUEENS



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- 1,600 SF on ground floor (restaurant infrastructure in place) plus full basement with walk-in box
- Venting in place
- High visibility frontage on 31st street
- Easy access to **N** & **W** trains which see over 5.5 million riders annually
- Join Diamond Braces and Orange Fitness
- Neighbors include: *Starbucks, Rock Fitness, Target, TJ Maxx, City MD, Chipotle, Bareburger, Taco Bell, Chase bank, Citibank, Paris Baguette, McDonald's, US Postal Service, T-Mobile, AT&T, TD Bank, CVS, 7-Eleven, Sterling National Bank, State Farm, Alma bank, Western Union*

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N W

POSSESSION
Immediate

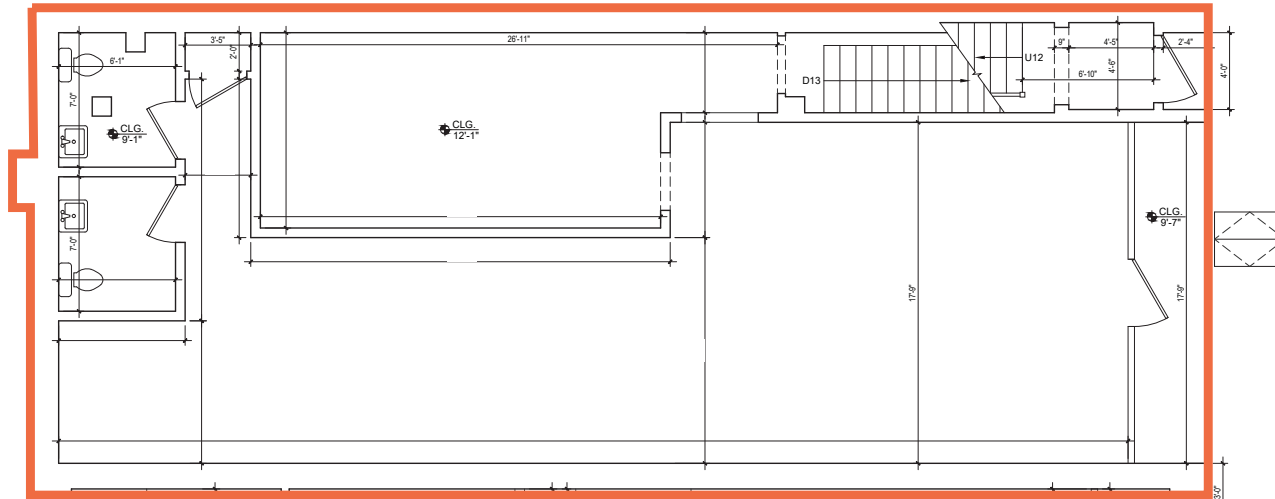


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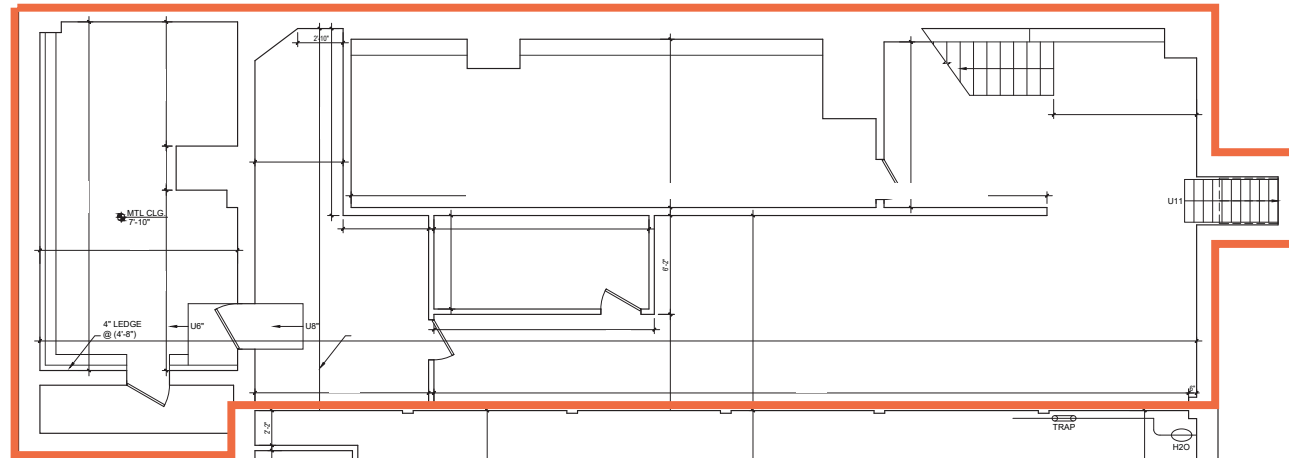
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GROUND FLOOR: 1,600 SF



FULL BASEMENT



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INTERIORS:



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SURROUNDING AREA:



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