

Available 1Q, 2025



Arcadia At Sunnyside

New Mix Use Development

Retail Space 1,273 SF Up To 8,532 SF

45-02 Queens Boulevard

Sunnyside, NY 11104

Metro Commercial & Business Brokers, Inc.

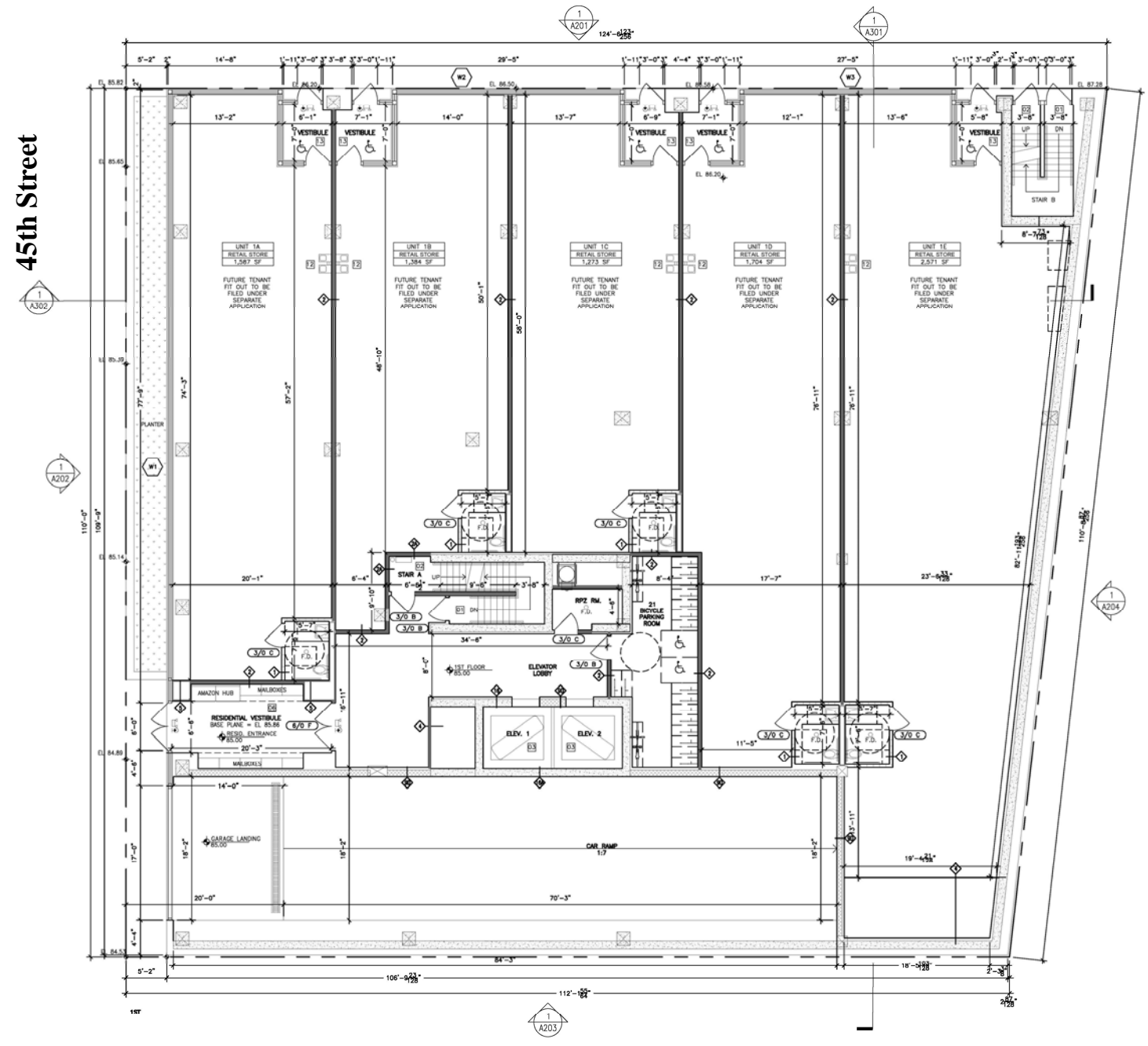
www.metrocbb.com

John Wilmarth 516 640-5440 x 1
john@metrocb.com

Gerry Dantone 631 623-6914
metrocb@aol.com

New Retail Space up to 1,273 SF to 8,532 SF.
No Basement.
Ceiling Height approximately 12 Feet

QUEENS BLVD



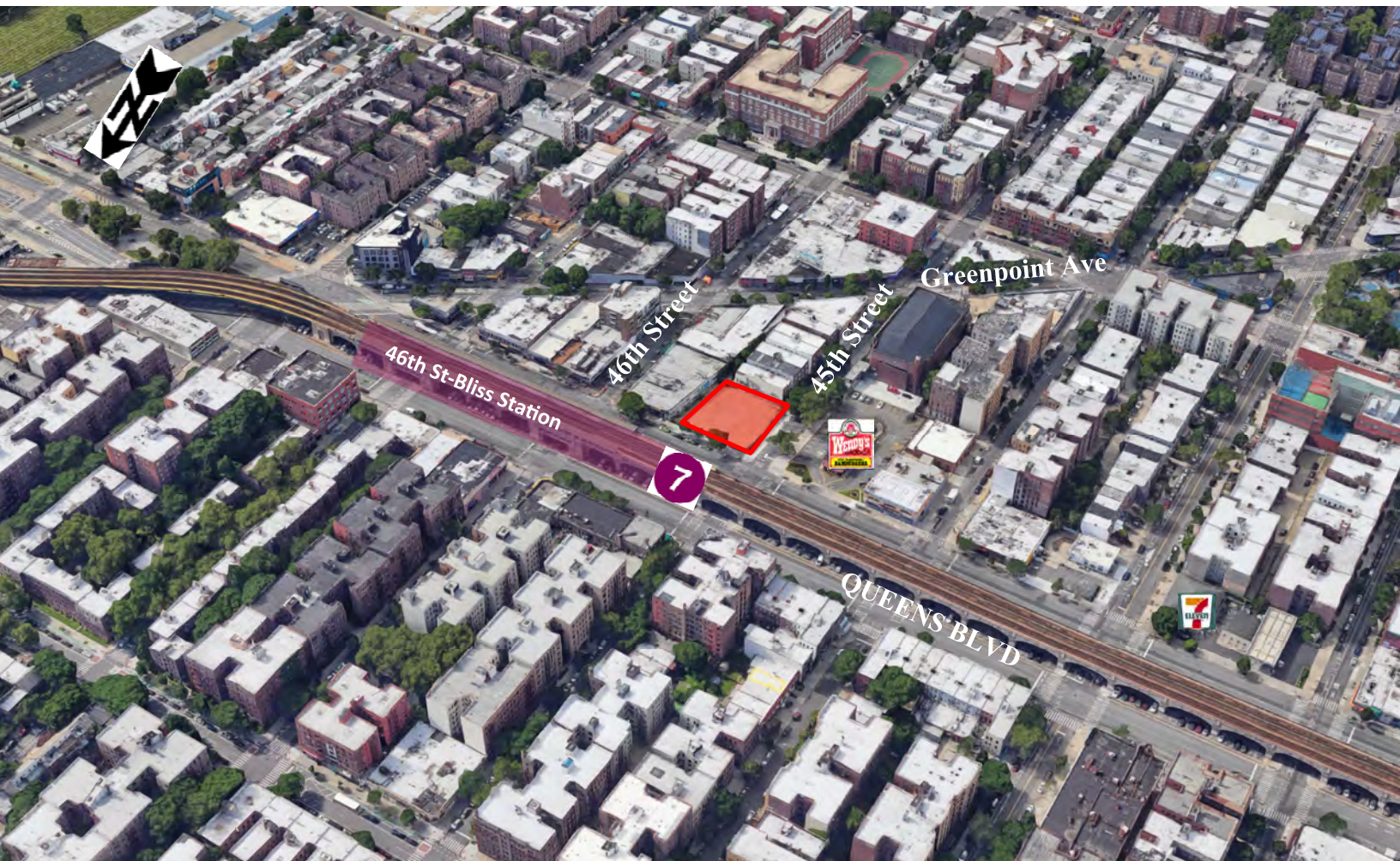
1 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

45-02 Queens Boulevard
Sunnyside, NY 11104

John Wilmarth 516 640-5440 john@metrocb.com
Gerry Dantone 631 623-6914 metrocb@aol.com

Another new Arcadia Development. Tremendous Location at the 46th Street Bliss Subway Station (7 Line). A new 8 story mix use development of 58,000 SF Development with 63 Residential rental units and Retail Space up to 8,532 SF. Anticipated delivery date 2nd Quarter 2025.



PROPERTY INFORMATION

Address: 45-02 Queens Boulevard
SWC of 45th Street
Sunnyside, NY 11104
Queens County

Block/Lot: 164/11

New 8 Story Mix Use Development

58,000 SF with 63 Residential Units

RETAIL

1,637 SF Up To 8,533 SF
No Basement

RENTAL

Rent: TBD
RE Tax: TBD
Tax abatement in place

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

45-02 Queens Boulevard
Sunnyside, NY 11104

John Wilmarth 516 640-5440 john@metrocb.com
Gerry Dantone 631 623-6914 metrocb@aol.com

Sunnyside is the Star of western Queens. A small, middle-class neighborhood, rich with access to transportation and interesting restaurants, Sunnyside has an urban look with many six-story buildings. One section, Sunnyside Gardens, has a more suburban feel. Very close to Manhattan and the Empire State Building, Sunnyside is 15 minutes from Midtown by the #7 subway.

NY State 2019 AADT: 43,126

Subway: 7 Train 46th St Bliss Station. - Average 2022 Daily Ridership 8,386

Bus Lines: Q32 and Q60 Lines

LaGuardia Airport: 15 Minutes by Car

Long Island Expressway: 5 Minutes

Steps from Shopping, Restaurants, Banking and Entertainment

2022	1 Mile	3 Mile
Estimated Population	92,900	1,120,000
Estimated Median HH Income	\$69,800	\$94,700



The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.