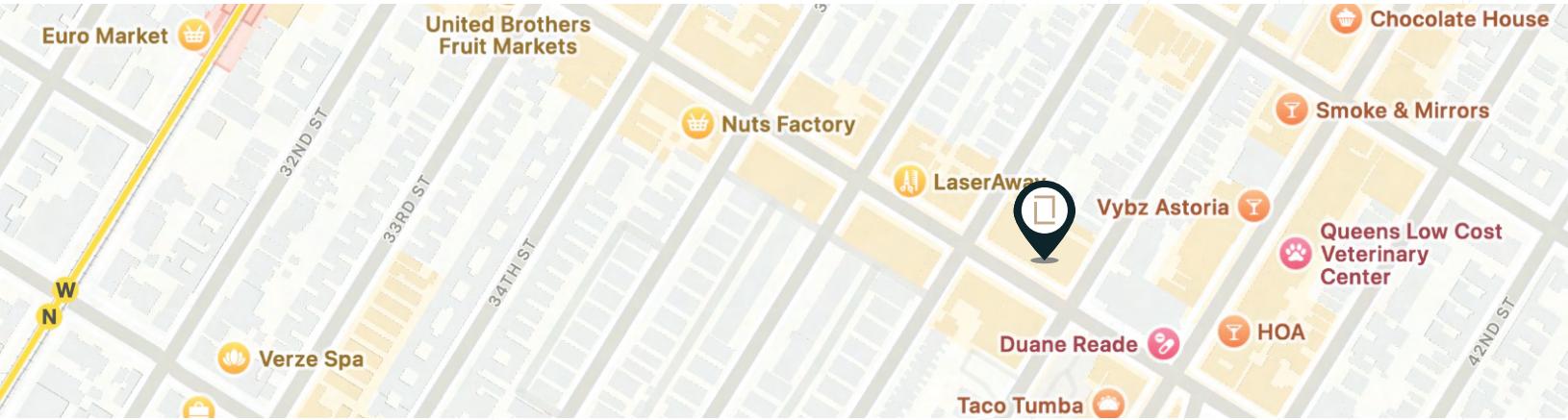




TURNKEY RESTAURANT/BAR AVAILABLE

**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 ambience 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**
- **2 AM LIQUOR LICENSE**



NEARBY RETAIL

DUANEreade™
by *Walgreens*

DUNKIN'
DONUTS

MEDRiTE
URGENT CARE



H&R BLOCK



BondVet

Pokeworks
EST. 2015



Mad For Chicken



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