

# 23-17 41<sup>ST</sup> AVENUE

CORNER OF 24TH STREET | LONG ISLAND CITY

**HELLER**  
ORGANIZATION



**OVER 7,000+ SF  
ON PRIME CORNER**

EXCLUSIVE BROKERS

**Joshua Singer** [josh@hellerorg.com](mailto:josh@hellerorg.com)

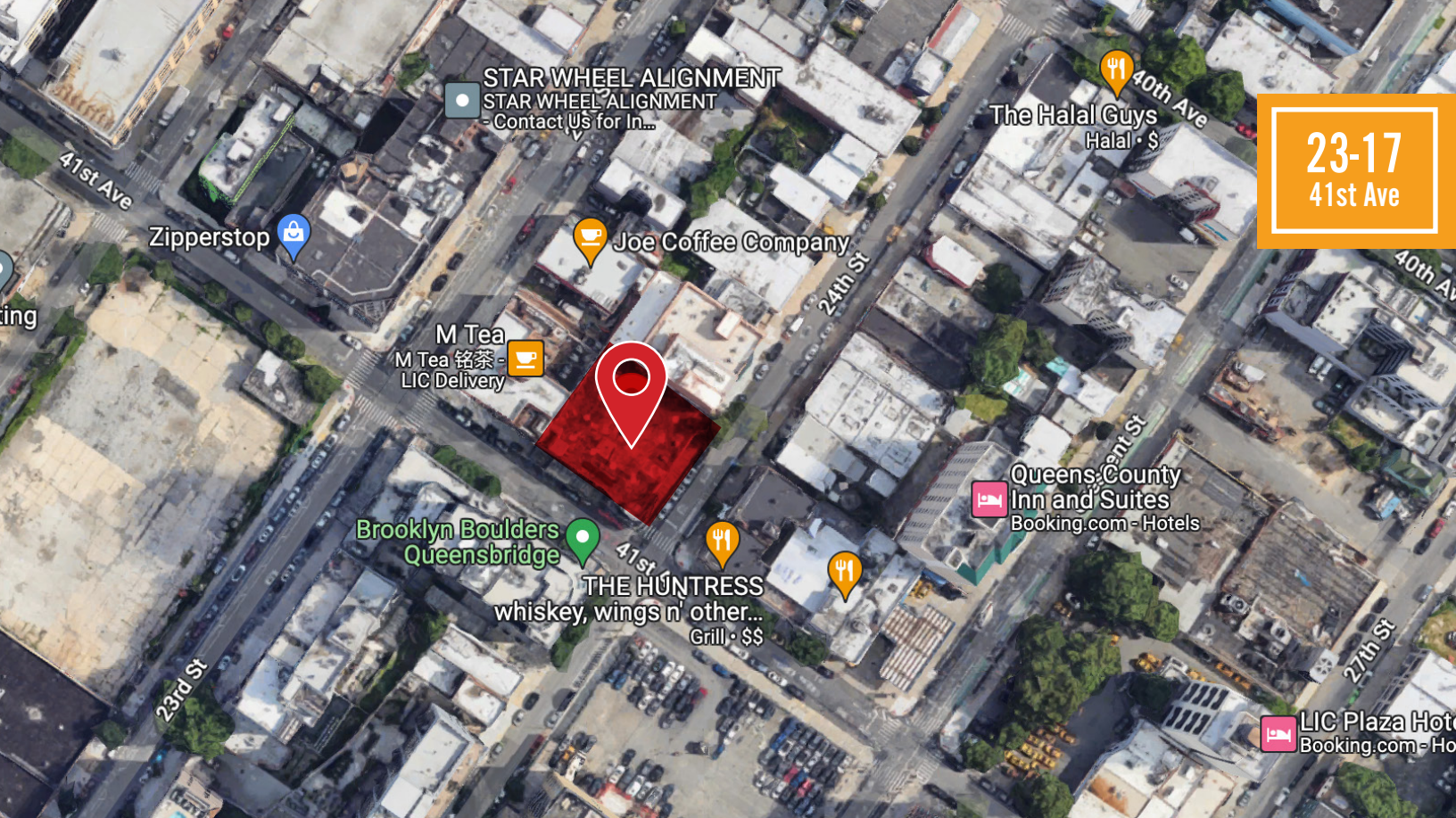
**Stephen Weber** [stephen@hellerorg.com](mailto:stephen@hellerorg.com)



54 West 21st Street, 6th Floor | New York, NY 10010 | P: 212.366.5034 | F: 917.591.0590

[www.hellerorg.com](http://www.hellerorg.com)

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**23-17**  
41st Ave

**SIZE:** 7,233 SF Ground (divisible)

**FRONTAGE:** 125' Wraparound on 41st Ave

**CEILING HEIGHT:** 15' Space A | 12'4" Space B

**POSSESSION:** Arranged

**TRANSPORTATION:** **E R N W M G 7**

**HIGHLIGHTS:**

- All logical divisions considered
- High foot traffic corner
- 10 minute walk to Court Square
- 155' total frontage
- Brand new condo development

**NEIGHBORING TENANTS:**



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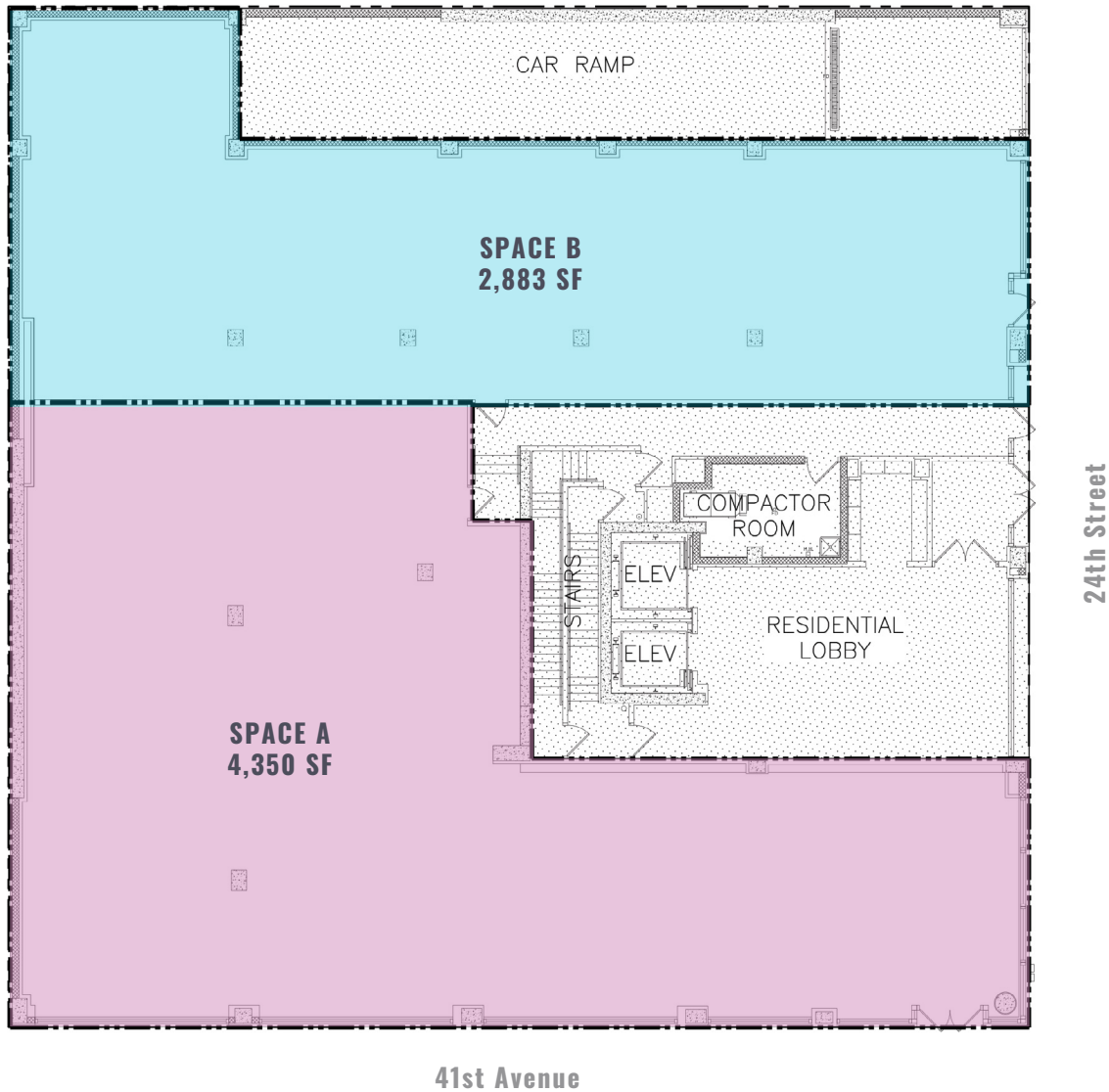
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# FLOOR PLAN - GROUND FLOOR

23-17  
41st Ave



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