

EXCLUSIVE FOR SALE OR LEASE

5-33 48TH AVENUE | LONG ISLAND CITY, NY 11101

# 3,389 SF | BRAND NEW CONSTRUCTION TURN-KEY PRIME RETAIL OR MEDICAL SPACE



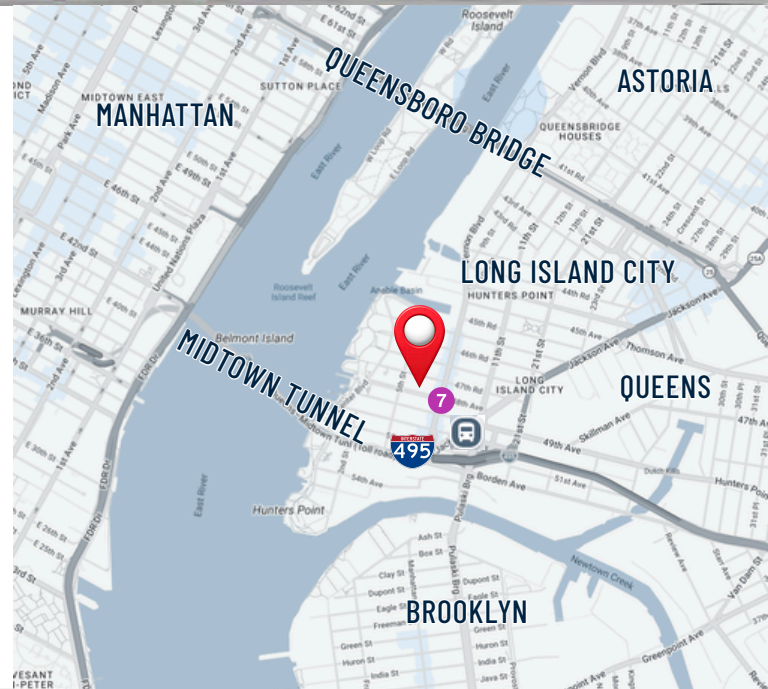
**GREAT SPACE FOR:** RETAIL, MEDICAL OR SHOWROOM

## FEATURES

- 3,389 SF GROUND FLOOR
- PRIME RETAIL SPACE OR TURNKEY MEDICAL OFFICES
- OPTIMIZED CLINICAL LAYOUT FEATURING 12 EXAM ROOMS
- LARGE PATIENT POOL WITH ONE LIC REZONING AND IDEAL LOCATION
- UNPARALLELED ACCESS TO LEADING HOSPITALS AND SPECIALTY PRACTICES WITHIN MINUTES
- 24-HOUR ACCESS

## ACCESSIBILITY

- DIRECT ACCESS MULTIPLE MTA BUS LINES
- 2-MINUTE WALK TO 7-TRAIN TO MANHATTAN
- MINUTES TO MIDTOWN TUNNEL AND GREENPOINT BROOKLYN
- PRIME TRANSIT AND WALK SCORE RIDER'S (100), WALKER'S (96)



## CONTACT EXCLUSIVE AGENT

KOSTAS ALAFOYIANNIS  
718-786-5050 EXT. 227  
kostas@greiner-maltz.com

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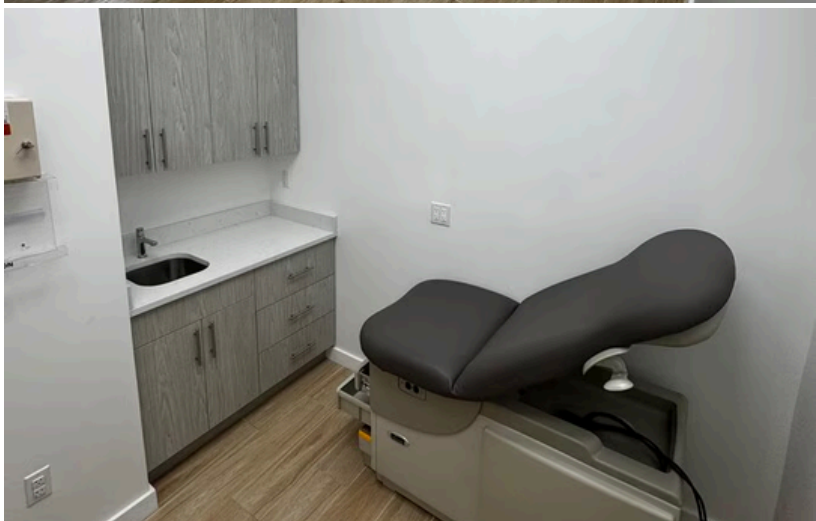
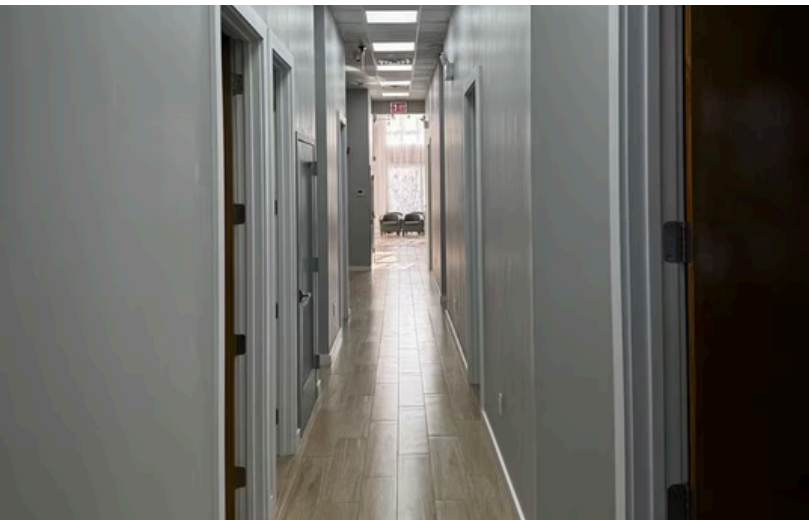
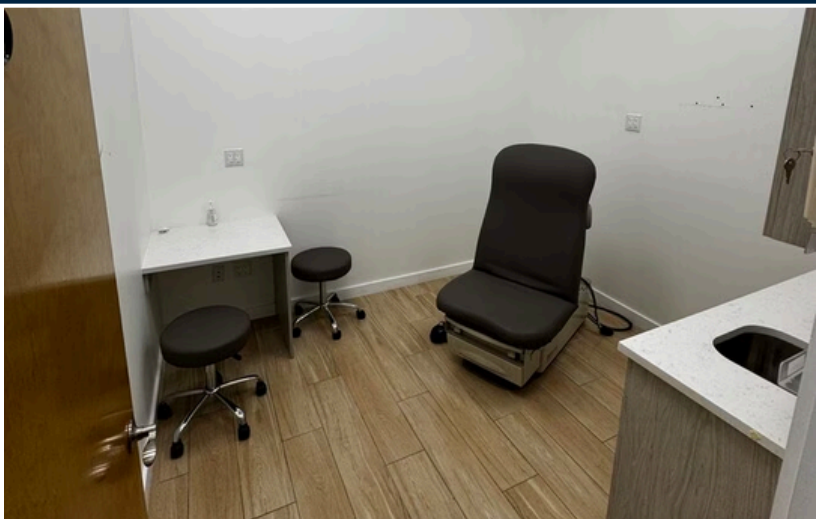
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# INTERIOR



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