



CORNER COMMERCIAL PROPERTY FOR SALE

**76-02 21ST AVE
ASTORIA HEIGHTS
NY 11370**

EXECUTIVE SUMMARY

Explore an exceptional investment opportunity at **76-02 21st Ave in Astoria Heights, NY 11370**. This expansive 8,492 square foot corner property features newly renovated retail spaces and offers the flexibility for the buyer to have the entire building delivered vacant upon sale. The property includes a diverse array of establishments, such as:

- **Laundromat:** Recently upgraded with modern amenities to cater to local needs.
- **Restaurant/Bar:** Complete with a full liquor license, perfect for dining and entertainment.
- **Deli:** A convenient stop for quick meals, serving the community with efficiency.
- **Party Hall:** Ideal for hosting events and gatherings, and enhancing community engagement.
- **Social Club:** A hub for social interactions and member benefits, adding community value.

Located in Astoria Heights, known for its accessibility and cultural diversity, this property promises not only steady rental income but also substantial potential for growth. **The option to have the entire building delivered vacant** offers unparalleled flexibility for an end user or repositioning. Don't miss this rare opportunity to acquire a cornerstone of Astoria Heights' commercial landscape. Schedule a viewing today to envision the potential of owning this versatile and lucrative property.



PROPERTY HIGHLIGHTS



UNMATCHED LOCATION

Lies in the heart of Astoria Heights



FOOT TRAFFIC

Heavy pedestrian activity around location



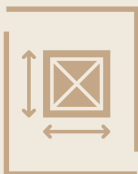
ACCESS TO

Grand Central Parkway & Brooklyn-Queens Expressway (I-278)



RETAIL

Surrounded by the top retail companies



PROPERTY TYPE

Corner location with 180' wraparound frontage



AIRPORT

Located minutes from LaGuardia Airport

PROPERTY OVERVIEW

76-02 21ST AVENUE,
ASTORIA HEIGHTS, NY 11370



PROPERTY INFORMATION

Located on the southeast corner
of 23rd Avenue & 76th St

Block - 972

Lot - 1

LOT INFORMATION

Lot Size - 100 ft. x 85 ft.

Lot Sq. Ft. - 8,500

BUILDING INFORMATION

Building Size - 100 ft. x 85 ft.

Building Sq. Ft. - 8,492

Stories - 1.0

Building Class - One story retail

Building Class Code - K1

ZONING INFORMATION

Zoning - C1-2/R4

Residential F.A.R. - 0.75

Commercial F.A.R. - 1.0

Community Facility F.A.R. - 2.0

BUILDABLE SQ. FOOTAGES

Residential - 6,375

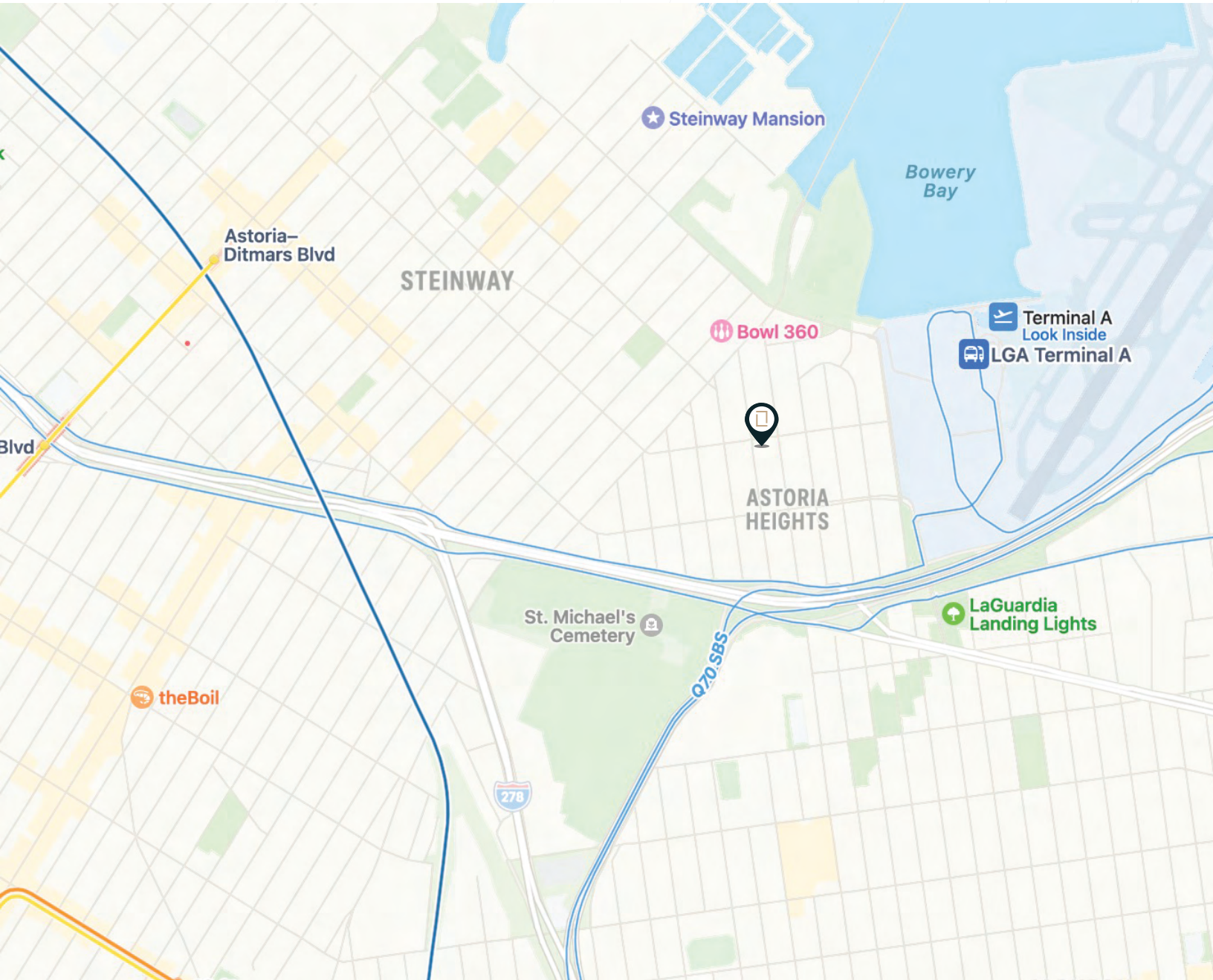
Commercial - 8,500

Community Facility - 17,000

TAXES

Property Tax - \$52,586

Tax Class - 4





CONTACT



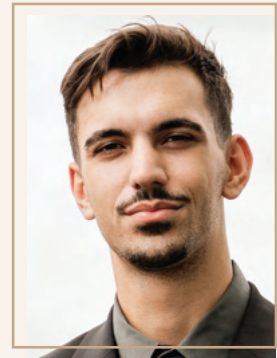
LUCA DICIERO
FOUNDER & CEO

(347) 242-0353
luca@nyspacefinders.com



FAISAL GILANI
ASSOCIATE BROKER

(925) 285-3075
faisal@nyspacefinders.com



DAMIAN DAKAS
LICENSED REAL ESTATE
SALESPERSON

(516) 840-2002
damian@nyspacefinders.com

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