

FORMER TAVERN SPACE • FULLY DEMOED • ~1,577 SF PRIME ASTORIA STOREFRONT + BASEMENT



32-01 BROADWAY

LOCATED BETWEEN 32ND STREET AND 33RD STREET

- Approx. 1,577 SF ground-floor commercial space
- Basement included
- Fully demoed interior ready for custom buildout
- Open layout offering flexibility for a wide variety of uses
- Potential opportunity for liquor license approval based on prior use
- Ideal for restaurant, bar, café, retail, showroom, gallery, fitness, wellness, or creative concepts
- High ceilings with exposed structural character throughout
- Excellent frontage and visibility along Broadway corridor
- Located in the heart of Astoria surrounded by dense residential and commercial traffic
- Strong neighborhood foot traffic and nearby established businesses
- Rare opportunity to design a space from a clean slate in one of Queens' most active commercial corridors
- Conveniently located one block from the N and W trains
- No key money

\$13,500/MONTH

LICENSED SALESPERSON

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