

5,661 Sq. Ft. Brand New Commercial Space For Lease & Sale
21-05 thru 21-11 31st Ave, Astoria NY 11106



For further information, kindly contact exclusive agents:

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All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions set forth in the brokerage agreement are fully and unconditionally satisfied.

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PROPERTY INFORMATION:

Property :	21-05 thru 21-11 31st Ave, Astoria NY 11106
Location Description:	Located on 31st Ave between 21 Street and 23rd Street
Block, Lot:	551 / 12
Zoning:	C2-3 overlays R7A & R6A
Building Lot Size:	75 x 93.33, approx. 7,000 sq. ft.
Available Retail Size:	Approx.4,869 sq. ft. on ground floor
Available Community Facility Size:	Approx.792 sq. ft. on ground floor , Combined with retail: approx. 5,661 sq. ft. total
Retail Store Frontage:	40 feet
Other Features:	Floor to ceiling store front, ADA bathroom, modern design, the commercial units come with two court yards approx.610 sq. ft. combined.
Remark:	15 years tax abatement
Lease Price:	Upon Request

HIGHLIGHT:

- Mixed-use new development 9 story high, 43 condo units above
- Surrounding by lots of new residential towers
- Close to N & W subway stations 31st St/30th Ave and Broadway/31st St
- Nearby Mount Sinai Queens, McDonald,Dunkin Donuts..etc.

LOCATION:

Located in a densely populated area, the neighborhood is home to upper-middle-income to affluent residents, ensuring a steady stream of potential customers

Trendy neighborhood is surrounded by numerous planned and recently completed developments. Astoria is particularly desirable for NYC commuters because of its excellent access to public transportation

Multiple subway stations along 31st Street provide easy connections, including the N W trains at 30th Ave/31st St., Broadway/31st St., and not far from the Astoria Ferry

Close to BQE (278) highway and Grand Central Parkway

Close to LaGuardia Airport

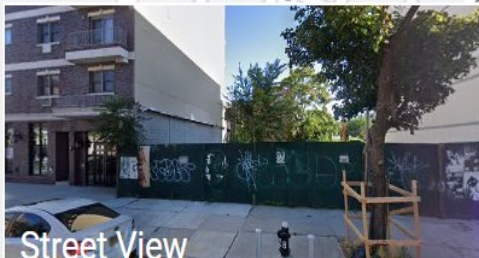
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