

Contact:

Mario Tsikis  
917-749-6111  
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**CITI ZONE REALTY**

Astoria, NY 11103

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917-749-6111  
MarioT111@aol.com

**484 3<sup>RD</sup> AVE**  
**CORNER OF 33<sup>RD</sup> ST. & 3<sup>RD</sup> AVE.**  
**PRIME RETAIL**  
**EXCLUSIVE**



**RETAIL SPACE**

SPACE: GROUND FLOOR / APROX 740SF  
BASEMENT / APROX 500 SF

TERM: NEGOTIABLE

POSSESION: IMMEDIATE

FORMER STICKY'S RESTAURANT ON PRIME CORNER ON 3RD AVE & 33<sup>RD</sup> STREET  
HIGH FOOT TRAFFIC.

**PRICE: \$28,000/MONTHLY**

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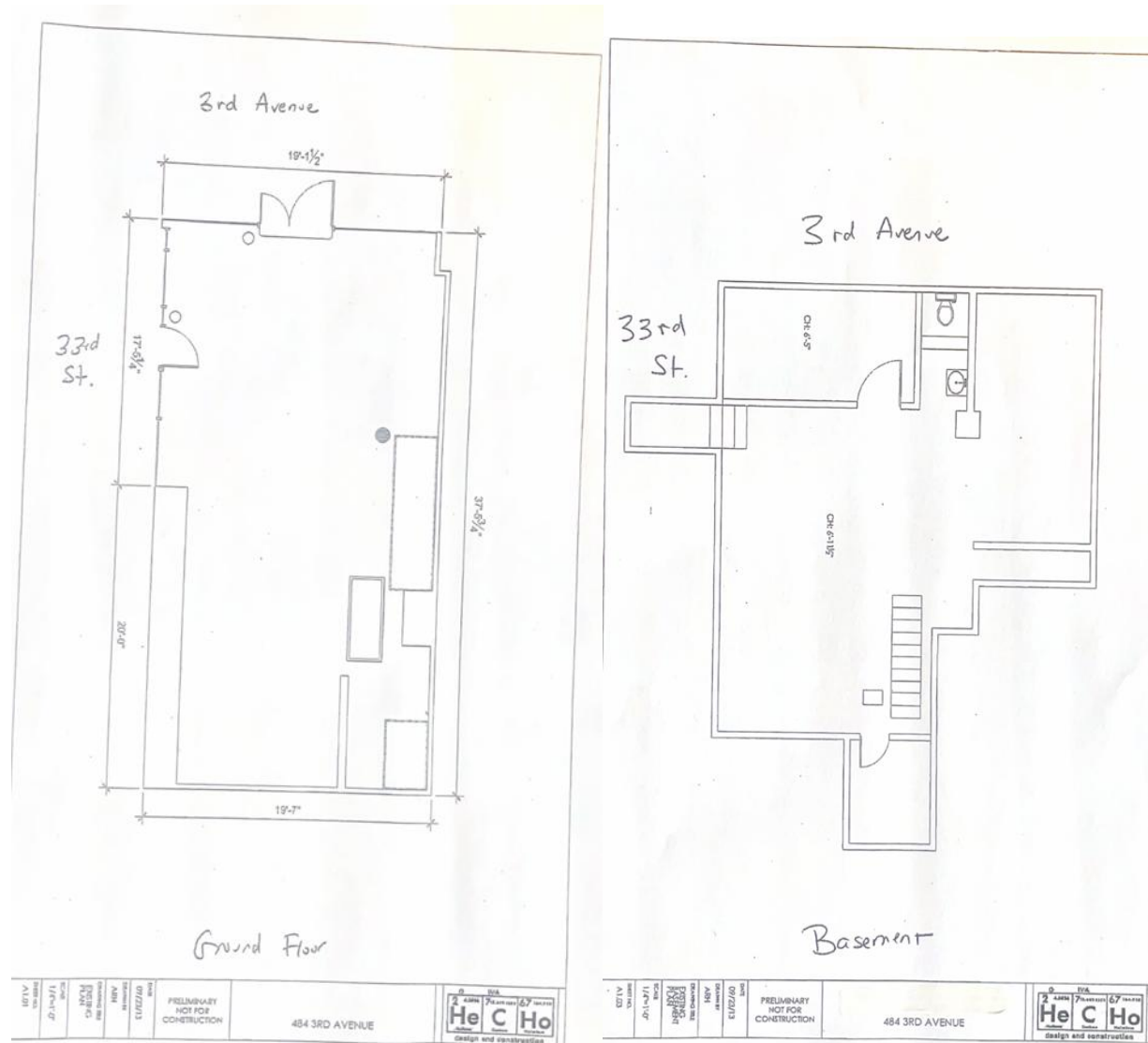
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**CONTACT EXCLUSIVE LISTING AGENT  
MARIO TSIKIS**

**CITI ZONE REALTY**

**DIRECT: 917 - 749 - 6111**  
**OFFICE: 718 - 482 - 7100**