

79-33

Myrtle Avenue
Ridgewood/Glendale, NY 11385

PREMIERE REAL ESTATE GROUP INC. EXCLUSIVE LISTING

Prime Ridgewood/Glendale, Queens | 1,100 SF Ground Floor Commercial Unit For Lease

Newly Renovated Retail Space | 1,100 Rentable SF | Wide Open Space
Ideal for Dry Food, Coffee Shop, Nail Salon, Hair Salon, Professional Office

Asking Rent: \$3,900 Per Month

- Store:** 79-33 Myrtle Avenue
- Available Space:** 1,100 Gross Rentable Sq Ft.
- Features:**
- ❖ Fully Renovated Wide Open Space
 - ❖ Kitchenette
 - ❖ Private Room
 - ❖ Full Bathroom
 - ❖ Ideal For Coffee Shop, Nail Salon, Hair Salon, Professional Office
- Asking Rent:** \$3,900 Per Month



OFFERING DESCRIPTION:

Premiere Real Estate Group Inc. presents the opportunity to lease a 1,100 square-foot commercial space located at 79-33 Myrtle Avenue in the Ridgewood/Glendale neighborhood of Queens. The ground floor commercial unit has been fully renovated. The unit features wide open space and a private section in the rear containing a kitchenette, private room and a full bathroom. The space is ideal for a dry food business, coffee shop, nail salon, hair salon or a professional office.

79-33 Myrtle Avenue is excellently positioned in a major populated neighborhood. Residents benefit from the immediate access to The Shops at Atlas Park and a nearby big-box retail shopping center which includes Trader Joe's, The Home Depot, Staples and more.

CONTACT:

Shawn Sadaghati

Premiere Real Estate Group Inc.

Licensed Real Estate Broker

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Mobile: 917-796-7475 | Office: 516-355-9307

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INTERIOR PHOTOS



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ADDITIONAL PHOTOS



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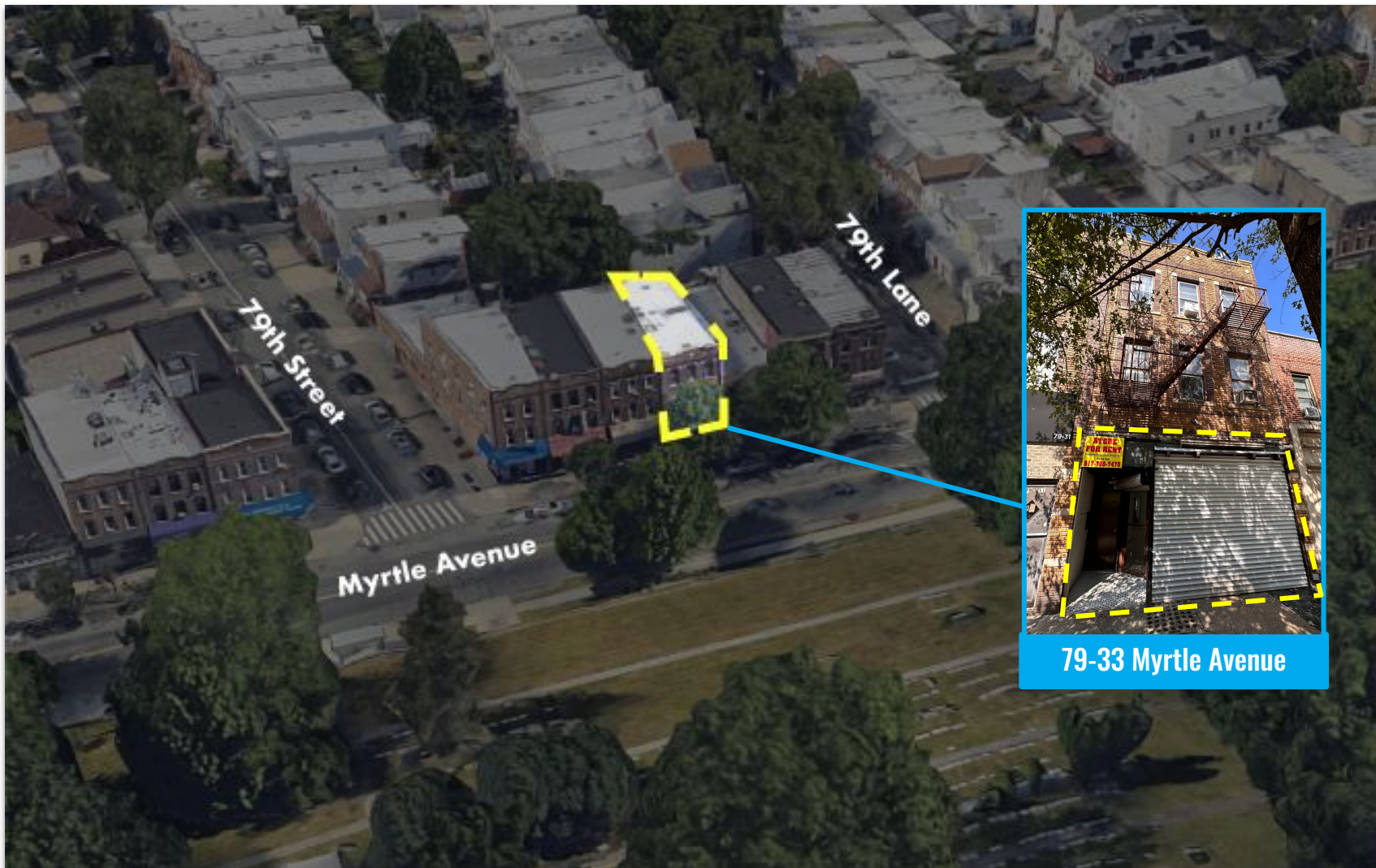
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AERIAL VIEW



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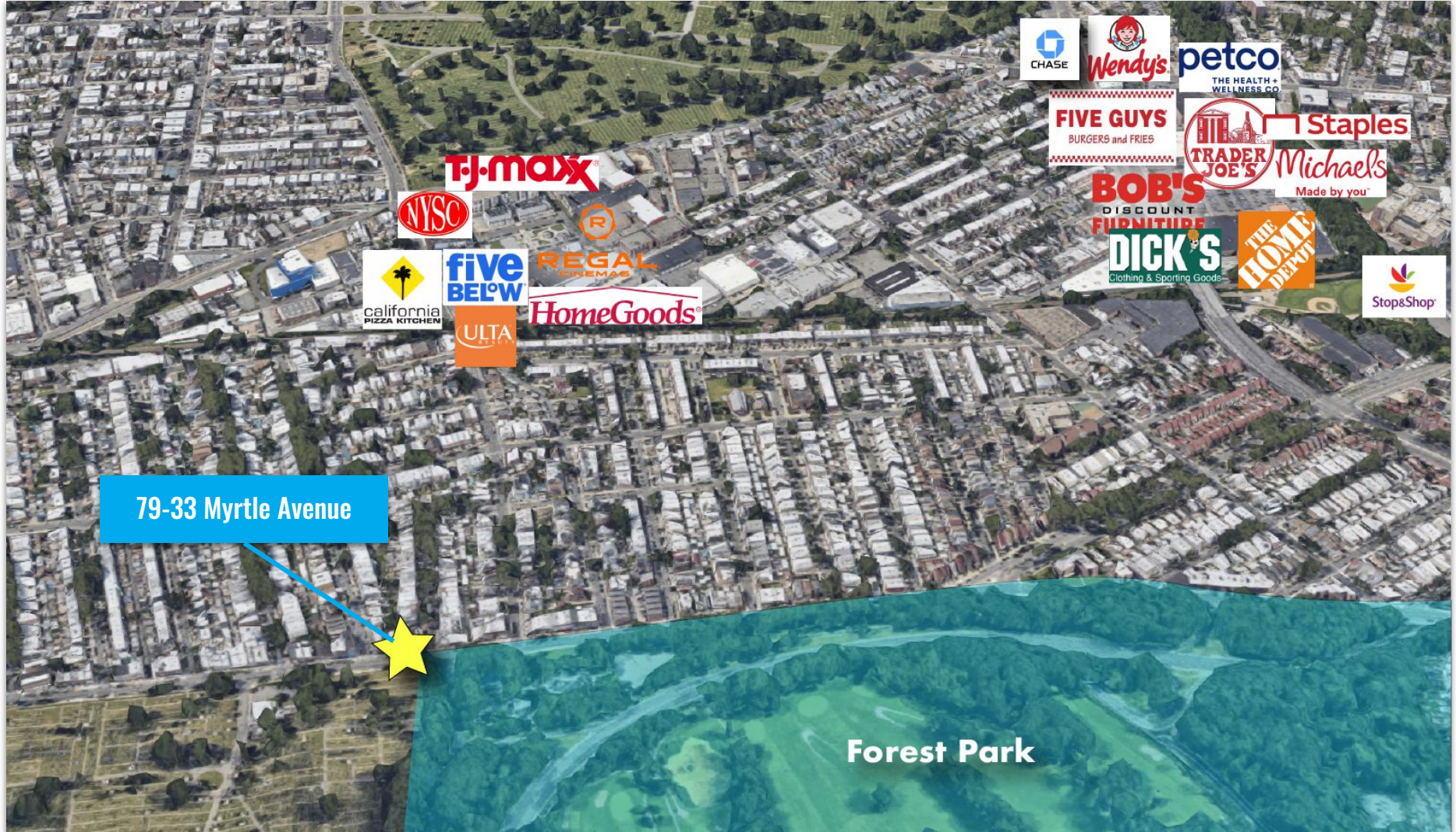
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RETAIL AERIAL



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Forest Park

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TAX LOT MAP



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ZONING OVERVIEW

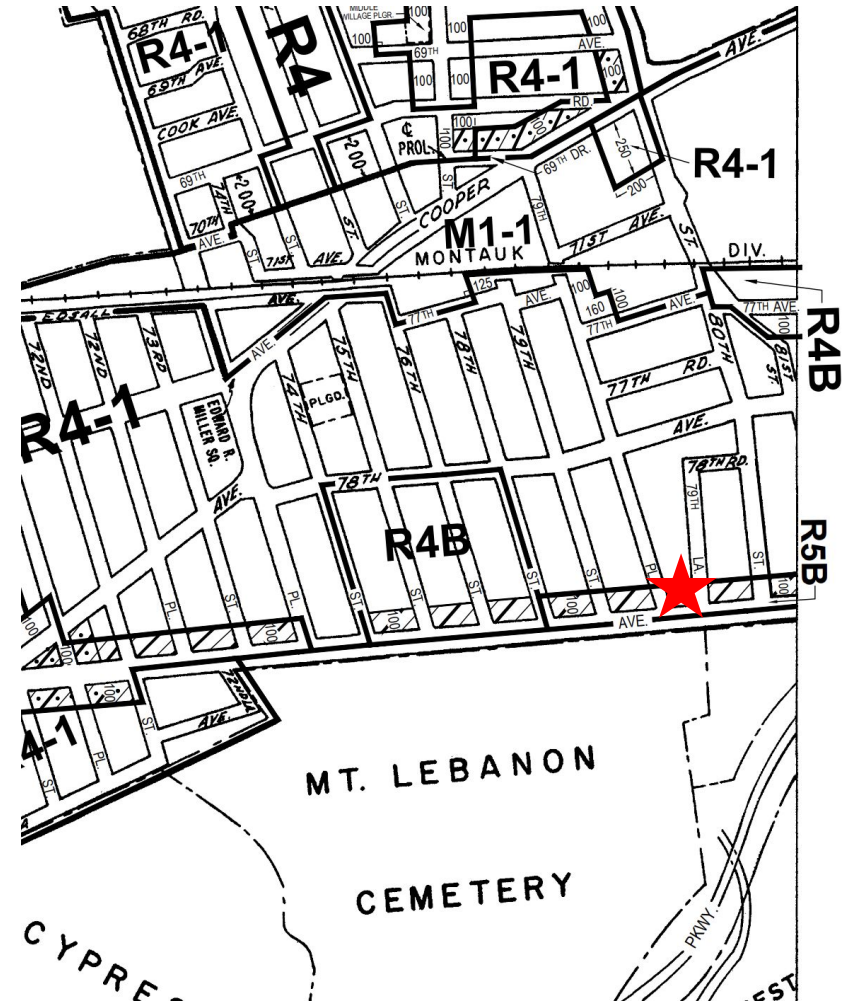
C1 & C2 (C1-1, C1-2, C1-3, C1-4, C1-5) & (C2-1, C2-2, C2-3, C2-4, C2-5) - C1-1 through C1-5 and C2-1 through C2-5 districts are mapped as commercial overlays within residence districts. They are mapped along streets that serve the local retail needs of the surrounding residential neighborhood, and are found extensively throughout the city's lower- and medium-density areas, and occasionally in higher-density areas.

Typical retail uses include grocery stores, restaurants and beauty parlors, catering to the immediate neighborhood. C2 districts permit a slightly wider range of uses - such as funeral homes and repair services - than C1 districts. In mixed residential/commercial buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial floor area ratio is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk rules.

Overlay districts are distinct from other commercial districts in that residential bulk is governed by the residence districts within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific residential district equivalent. However, when residences are constructed in any commercial district, certain regulations that apply in residence districts are waived, such as front and side yard requirements. Unless otherwise indicated, the depth of overlay districts ranges from 100 to 200 feet.

Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking would be required in C1-5 districts, which are well served by mass transit.



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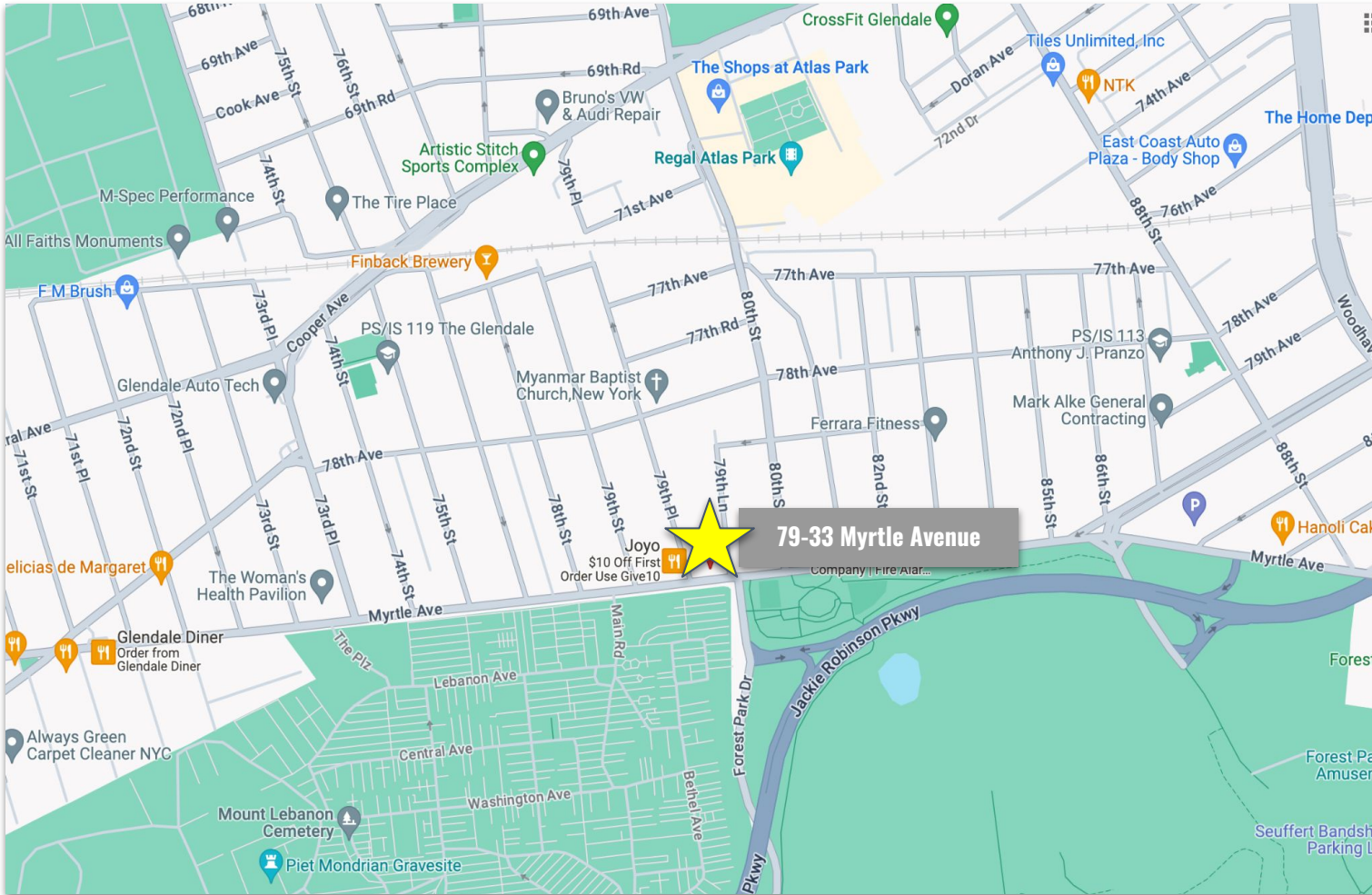
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NEIGHBORHOOD MAP



Nearby Retail

- HomeGoods
- Five Below
- Ulta Beauty
- Forever 21
- TJ Maxx
- Foot Locker
- The Home Depot
- Trader Joe's
- Stop & Shop
- Petco

Nearby Eateries

- Trattoria Bambinos Pizza
- Sweet Rice
- Finback Brewery
- Glendale Diner
- Chili's
- California Pizza Kitchen
- Subway
- Manor Oktoberfest

Amenities/Attractions

- Forest Park
- New York Sports Clubs
- Retro Fitness
- Regal Atlas Park