

Exclusive Lease for SALE

39-21 Bell Blvd, Bayside, NY 11361



HENA CHOUNG, LIC. CORPORATE RE BROKER
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39-21 BELL BLVD, BAYSIDE, QUEENS, NY 11361

EXCLUSIVE:

- ◆ **FOR SALE: Newly renovated—PRIME Bell Blvd Location**
- 📍 **High-Visibility Storefront in a Busy Commercial District**
- ✓ **Fully Equipped Commercial Electric Kitchen**
 - Two hoods: 9' hood in front, 7' hood in rear.
 - Walk-In Refrigerator, 2 Freezers, one refrigerator.
 - Vent type 1
- ✓ **Features** – 1,218 GSF Ground floor, no basement.
- ✓ **Flexible Use** – Ideal for Any Cuisine or Restaurant Concept
- ✓ **New 5+5+5-Year Lease Available**
- 👛 **Turnkey Opportunity** – Ready for Immediate Operation!
- 📞 **Contact for Pricing & Full Details: 646-416-1174**

Key Money: \$170,000

Rent: \$5,800/month including real estate tax.

Bell Blvd is a prominent destination with high-profile tenants and is one of the most sought-after locations for retail/restaurant establishments. Availabilities are rare— don't miss this turnkey opportunity! Héna 646-416-1174.

This property is ideal for an operator looking to hit the ground running in a thriving, high-demand area. An exceptional and rare turnkey opportunity featuring a newly renovated commercial-grade electric kitchen. Call listing broker for purchase details. Héna 646-416-1174.

HIGHLIGHTS:

Key Money: \$170,000

Rent: \$5,800/m, including RE tax.

Sec Dep: 3 months

Utility: Sep meters

Lease term: 5 + 5 +5 years.

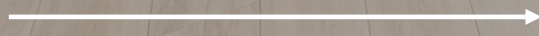
RE TAX: \$0, included in rent.

Heating and Cooling: 4 units.

Contact exclusive broker for full lease and sale details.



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