

COMMERCIAL SPACE FOR LEASE

136-63 41 AVE, FLUSHING, NY 11355

PRIME LOCATION



Prime Location In Flushing, Less Than One Minute Walking Distance To Main St. The Unit Can Serve Multiple Commercial Purposes (No Community Facility). Zoning Use Group 6: Professional Offices, Doctor's Offices, Retail And Service Establishments That Serve Local Shopping Needs. (Such As Food, Small Clothing Stores, Beauty Parlors, Dry Cleaners And Etc.) The Building Size Is 21X57.

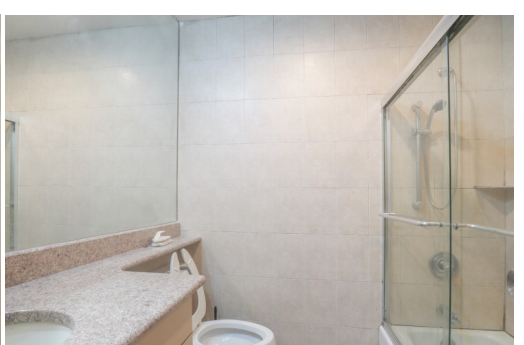
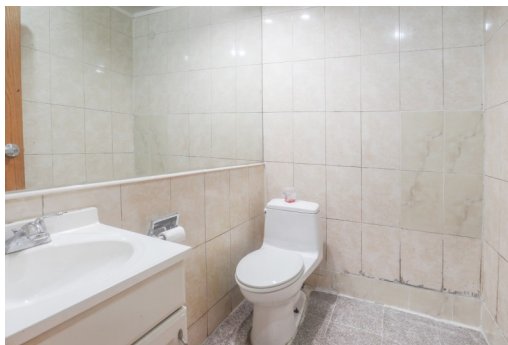
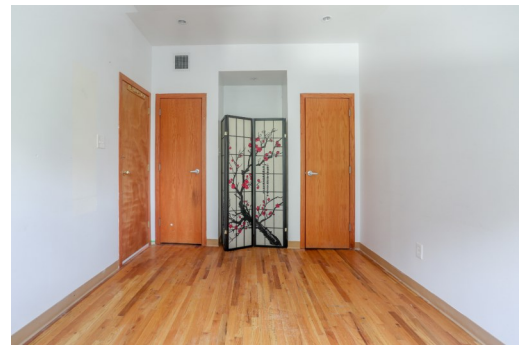
	Approx. SQ FT	Utiles	Broker's Fee Paid By	Availability	RENT
BASEMENT	450	Not Included	Landlord	ASAP	\$1,500
1ST FL	N/A	N/A	N/A	RENTED	N/A
2ND FL	1,000	Not included	Landlord	ASAP	\$4,500
3RD FL	1,000	Not Incuded	Landlord	ASAP	\$4,500

Contact Listing Agents

YI LIN 917-703-3737 | Khalid Rafey 718-309-6944



All Info Not Guaranteed, Potential Buyers Should Re-Verify All Info By Self.





Certificate of Occupancy

CO Number: **402280526F**

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	E		6	OFFICE,
CEL		OG	B-2		6	ACCESSORY USE, MECH. RM.
001	17	50	E	0	6	OFFICE,
002	8	50	E	0	6	OFFICE
003	9	50	E	0	6	OFFICE
003		40	J-3	1	2	CARE TAKER APARTMENT ACCESSORY USE TO OFFICE/ NOTE: CARETAKER APARTMENT RESTRICTIVE DECLARATION REGISTRATION NUMBER CRFN: 2006000543475
END OF SECTION						