

FOR LEASE



**148-02 Jamaica Avenue
Jamaica, NY 11435**

1,463 SF plus storage basement

Asking Rent: Upon Request

Metro Commercial & Business Brokers, Inc.

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Jamaica is a densely populated fastest growing middle income neighborhoods in New York City. The site is located at the epicenter of intense new commercial and residential development. As of right zoning permits an additional 35,000 to 70,000 SF depending on use. Additionally the LIRR Jamaica Station, the subway at Jamaica Ave (E, J and Z lines), at Hillside Ave (F line) and numerous Bus Lines (Q6, Q8, Q9, Q17, Q20A/20B, Q30, Q44, Q54, Q56, Q60 and Q83) are all located near by just of the intersection of Sutphin Blvd. Minutes from Van Wyck Expressway. Site is surrounded by national, regional and local companies.



PROPERTY INFORMATION

148-02 Jamaica Avenue
SEC 148th Street
Jamaica, NY 11435
Queens County
Block/Lot: 9996/1

GLA

Two Story Commercial Building.
Full Basement
Lot Area: 8,700 SF
Floor Area: 15,000 SF

Other Tenants In the Building

Beauty Supply, Creative Levels Barber Shop, Beauty Salon, Boost Mobile and Queens Defenders Law Firm on the Second Floor

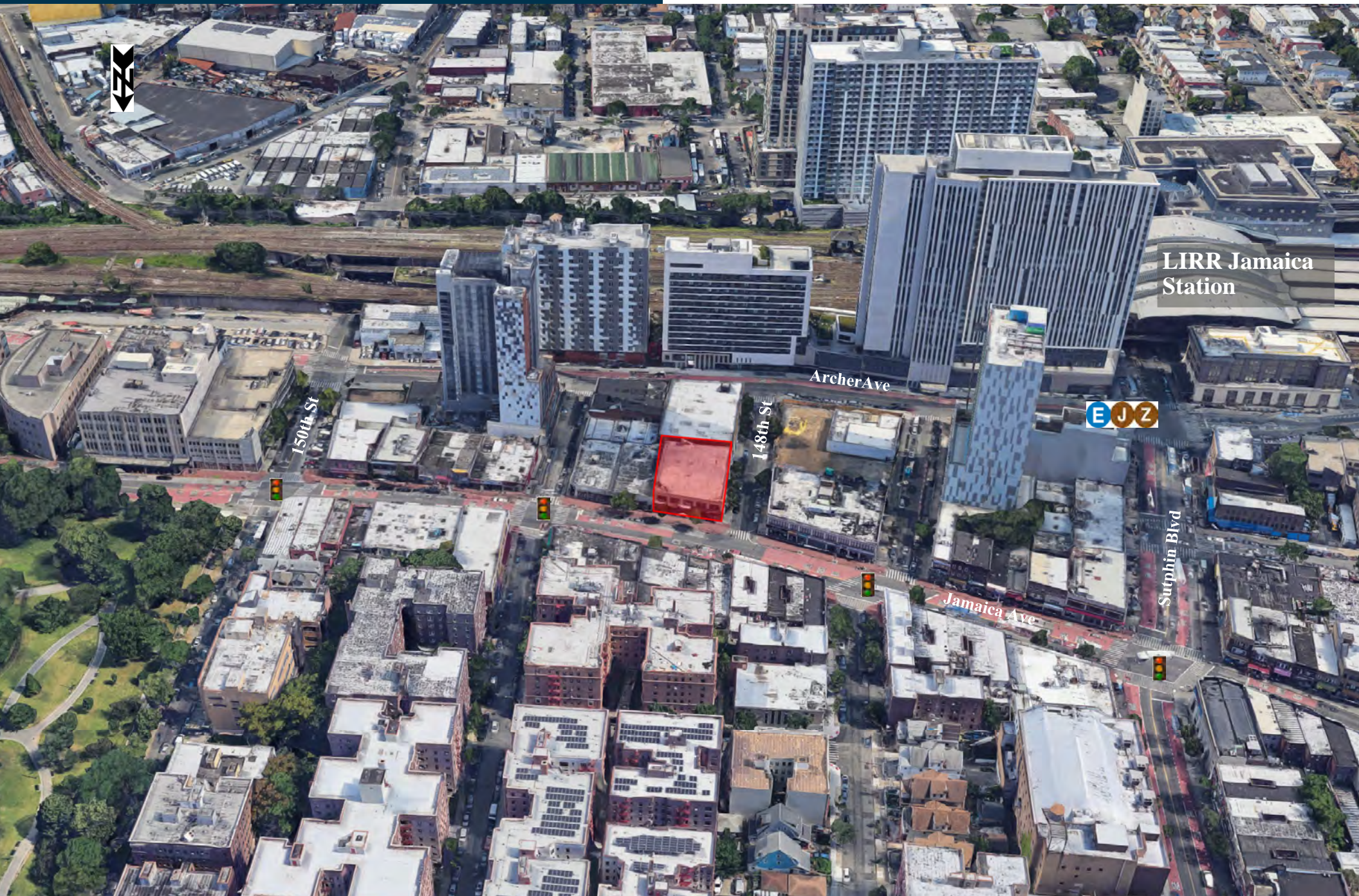
AVAILABLE

Store 104
1,463 SF
Partial Storage Basement

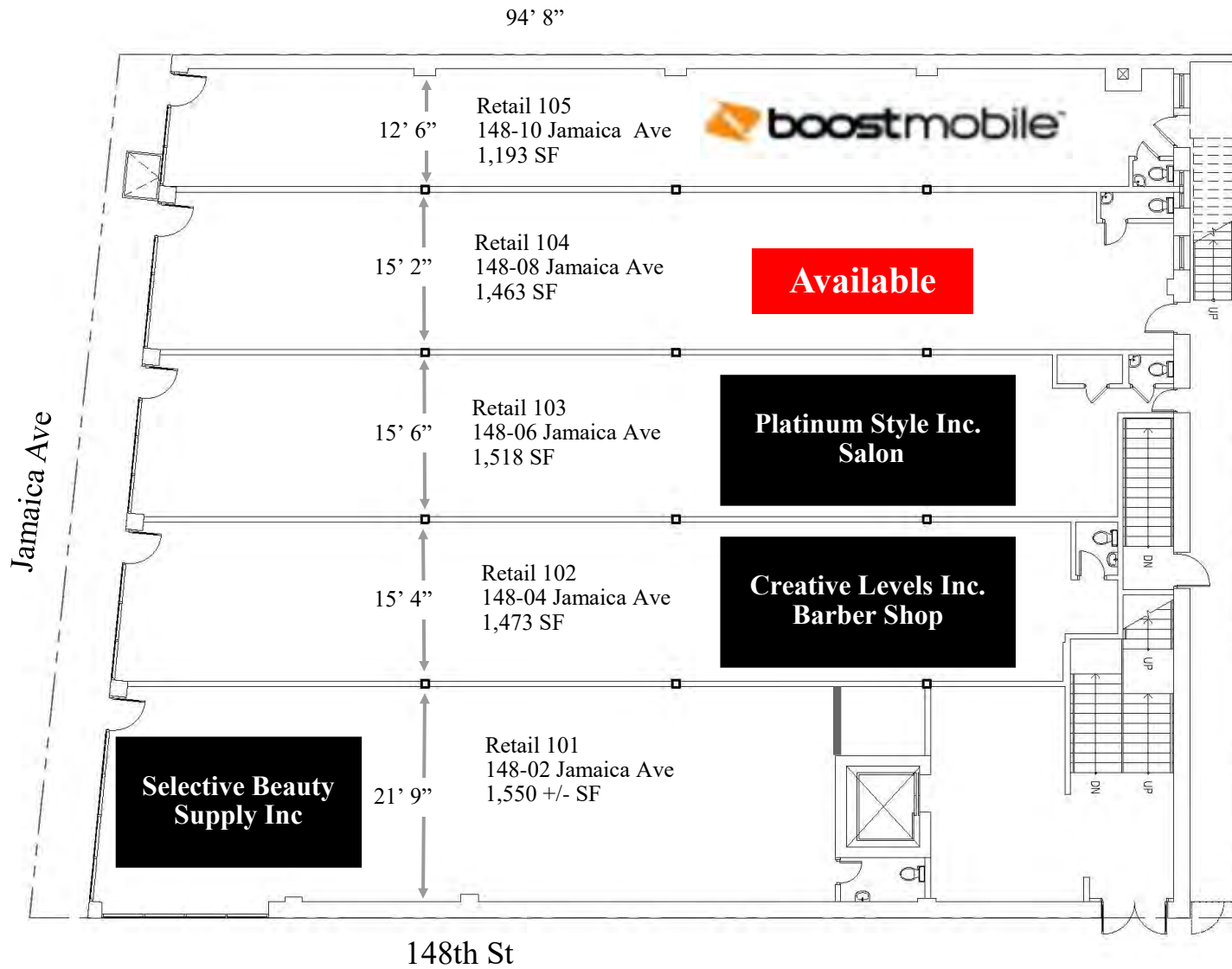
RE Tax: \$10.50 per SF

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The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

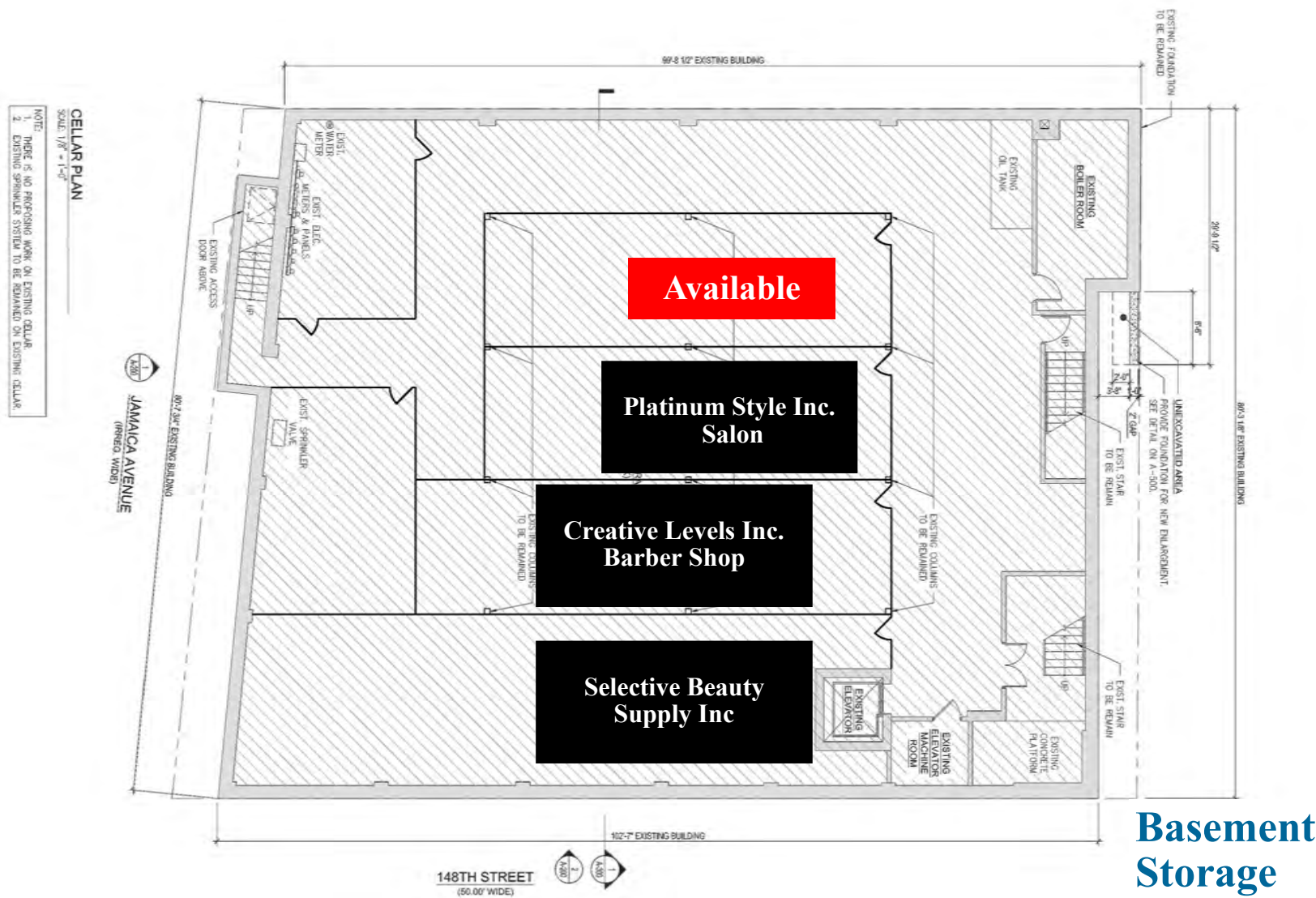


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First Floor

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