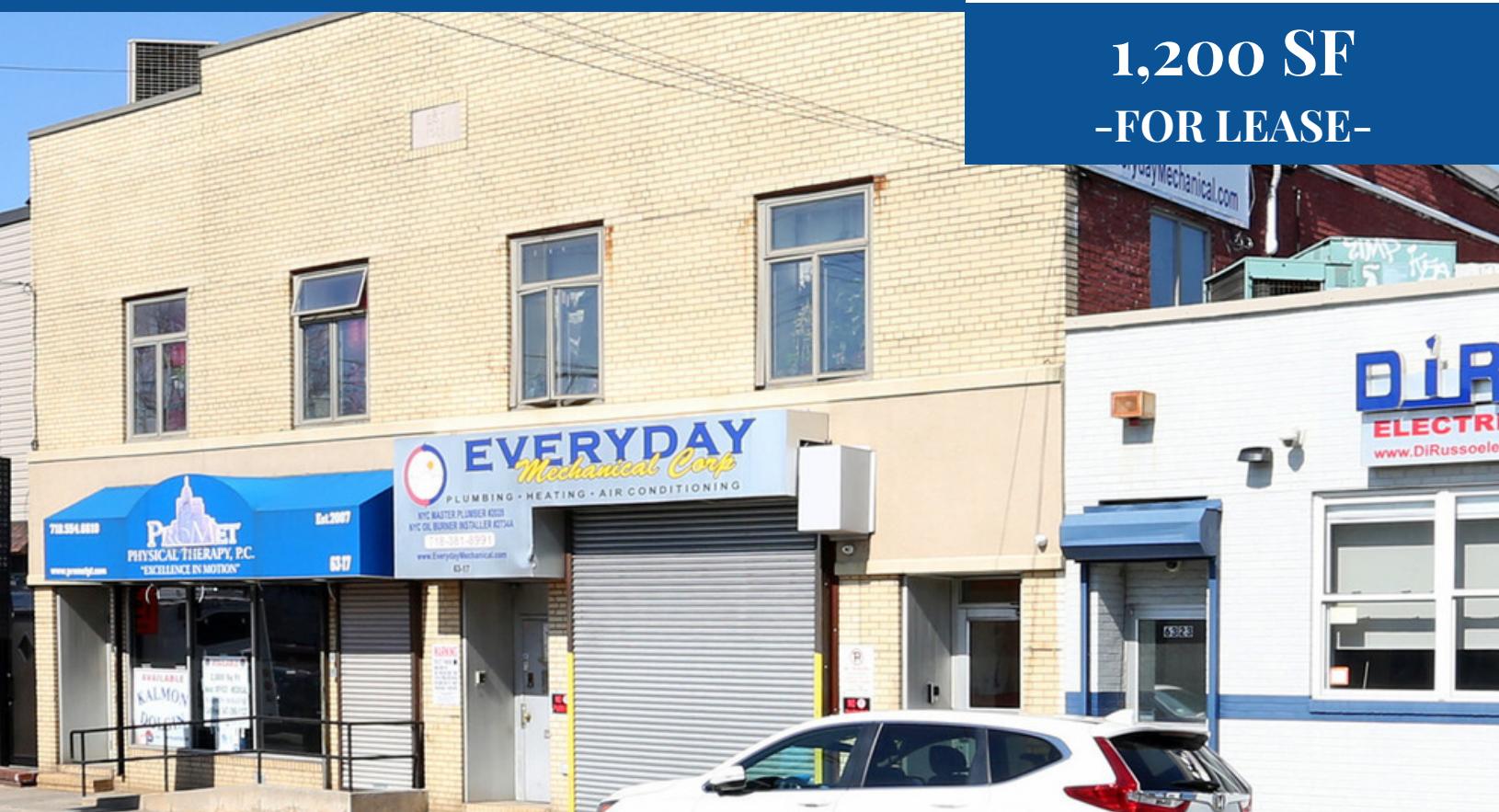




Kalmon Dolgin
AFFILIATES INC.

63-17
Metropolitan Ave.
Middle Village, NY 11379

**1,200 SF
-FOR LEASE-**



Kalmon Dolgin Affiliates presents for lease 1,200 SF located on heavily trafficked Metropolitan Avenue, in the Middle Village neighborhood. This location provides high exposure with over 50,000 vehicles passing by daily. Currently a fully built out physical therapist office. Convenient access to public transportation with bus at the door and M train at Metropolitan Ave.

PROPERTY FEATURES:

1,200 SF GROUND FLOOR

PLUS FULL BASEMENT

CONDITION: FULLY BUILT OUT

4 OFFICE/ EXAM ROOMS

HVAC

LEGAL HANDICAP ACCESS RAMP

IDEAL USAGE:

MEDICAL PRACTICE - OFFICE SPACE

RETAIL - EDUCATIONAL PROGRAM

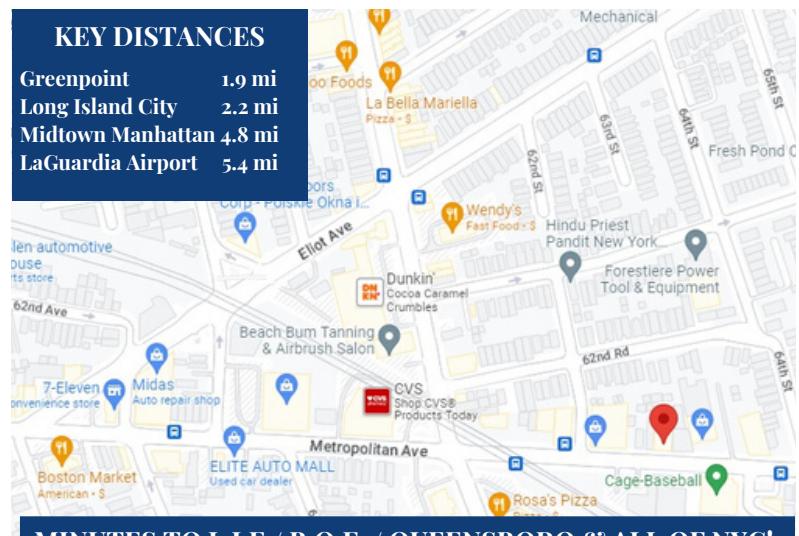
DAY CARE - PHYSICAL THERAPY

FOR MORE INFORMATION
CONTACT EXCLUSIVE BROKER:

FRED RUFRANO
347-390-1127
FREDKDA@YAHOO.COM

KEY DISTANCES

Greenpoint	1.9 mi
Long Island City	2.2 mi
Midtown Manhattan	4.8 mi
LaGuardia Airport	5.4 mi



MINUTES TO L.I.E. / B.Q.E. / QUEENSBORO & ALL OF NYC!



101 RICHARDSON ST. | BROOKLYN, NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

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ADDITIONAL PHOTOS

