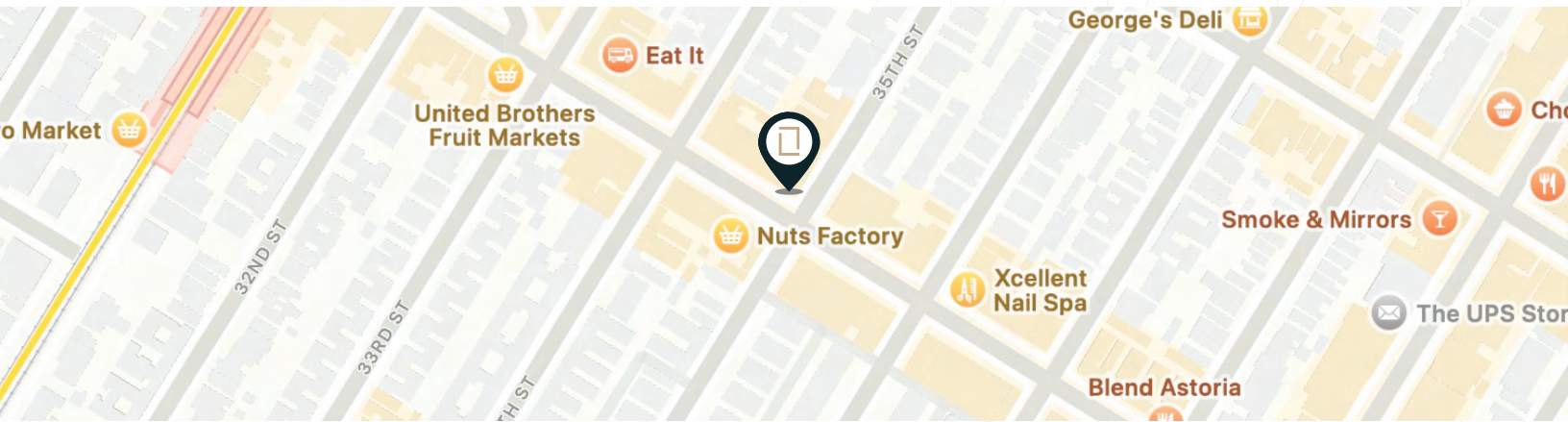




TURNKEY RESTAURANT/BAR AVAILABLE

**34-19 30TH AVENUE
ASTORIA, NY 11103**



LISTING BRIEF

Nestled in the heart of Astoria with heavy foot traffic and high visibility. Boasting impressive doublewide space and large windows, the interior space creates an inviting ambiance for patrons and offers flexibility for various dining arrangements. With a fully built-out infrastructure, this prime property presents a rare opportunity for restaurateurs to maximize profitability and sustainability in a bustling nightlife scene.

- **1,600 SF TURNKEY BAR/RESTAURANT**
- **PRIME CORNER SPACE**
- **PERMANENT OUTDOOR DINING**

 **NYS
SPACE
FINDERS**



NEARBY RETAIL

DUANEreade™
by *Walgreens*

DUNKIN'
DONUTS

+ MEDRITE
URGENT CARE

KeyFood
FRESH

 **H&R BLOCK**


BondVet

Pokeworks
EST. 2015


Mad For Chicken

NUTS
FACTORY
EAT GOOD FEEL GOOD

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