

Exclusive: Lease for SALE

38-27 Bell Blvd, Bayside, NY 11361



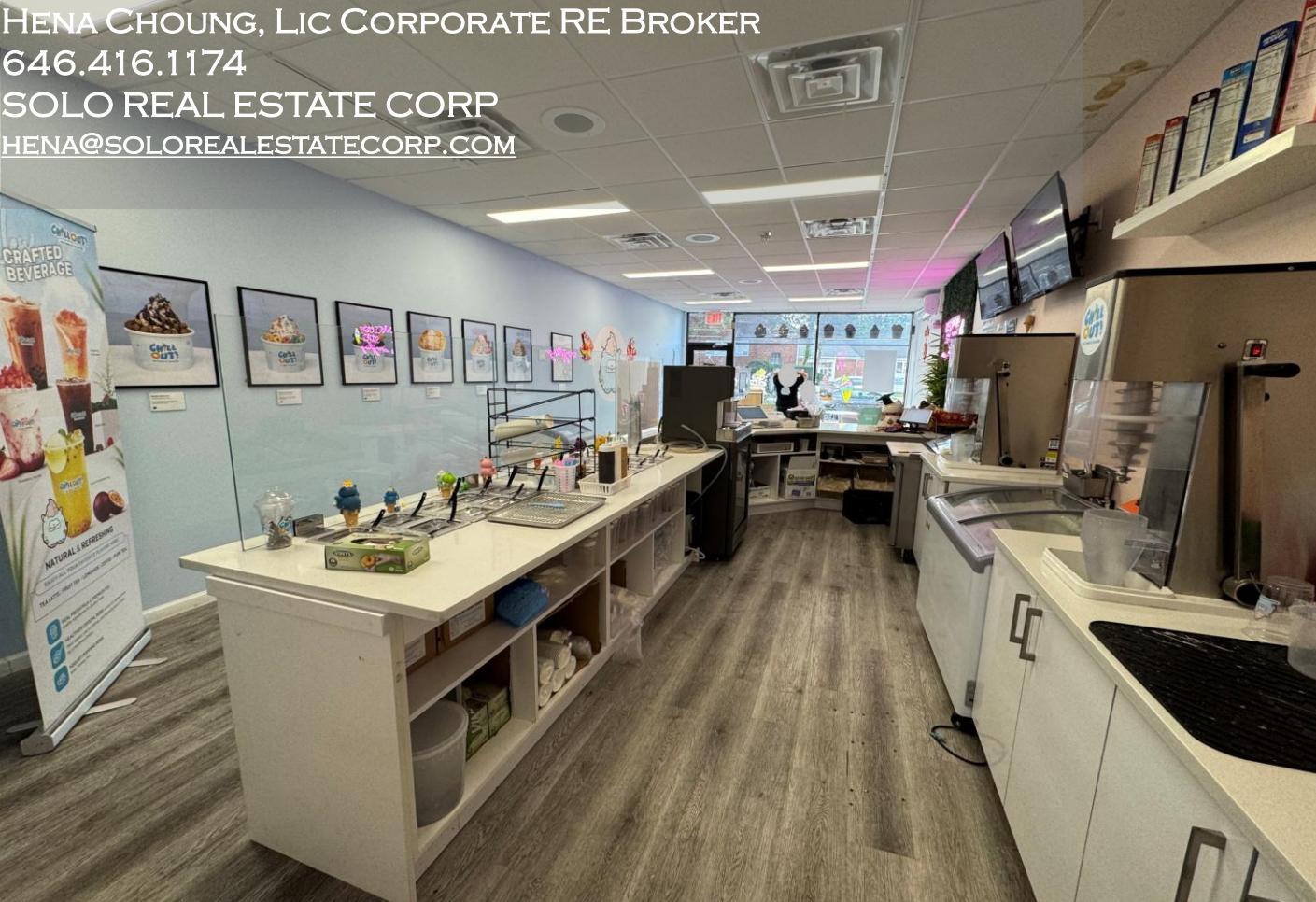
HENA CHOUNG, LIC CORPORATE RE BROKER
SOLO REAL ESTATE CORP
HENA@SOLOREALESTATECORP.COM
646.416.1174

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This property is ideal for an operator looking to hit the ground running in a thriving, high-demand area. Bell Blvd is a prominent destination with high-profile tenants and is one of the most sought-after locations for retail/restaurant establishments. An exceptional and rare turnkey opportunity featuring a approximately 2-year-old commercial-grade electric equipment. Call listing broker for purchase details.

Héna 646-416-1174.

HIGHLIGHTS:

Key Money: \$118,000

Rent: \$4,825.00/ month

RE Tax: % of increase

Contact exclusive broker for full lease details.

Security: 3 month.

GGG

***All terms subject to change based on qualification.**

Escalation: 2% annual

No Concession

**38-27 BELL BLVD,
BAYSIDE, QUEENS, NY
11361**

EXCLUSIVE:

**◆ FOR SALE: 2nd gen
Café/Dessert– PRIME Bell
Blvd Location**

**📍 High-Visibility Storefront
in a Busy Commercial
Corridor**

- Electric Commercial Equipment (list available)
- Full Basement with Walk-In Refrigerator (+/-9' x 7')
- Grease Trap
- HVAC AND Split unit
- Building dimension +/- 15'x 60', +/-900SF over +/-900sf basement.
- Outdoor storage in rear.
- 3-year +5-year
- Gas, Electric (3-phase; 200-amps) available

**💼 Turnkey Opportunity –
Ready for Immediate
Operation!**

**📞 Contact for
Pricing &Full Details: 646-
416-1174**

ICE CREAM
SOLVES
everything



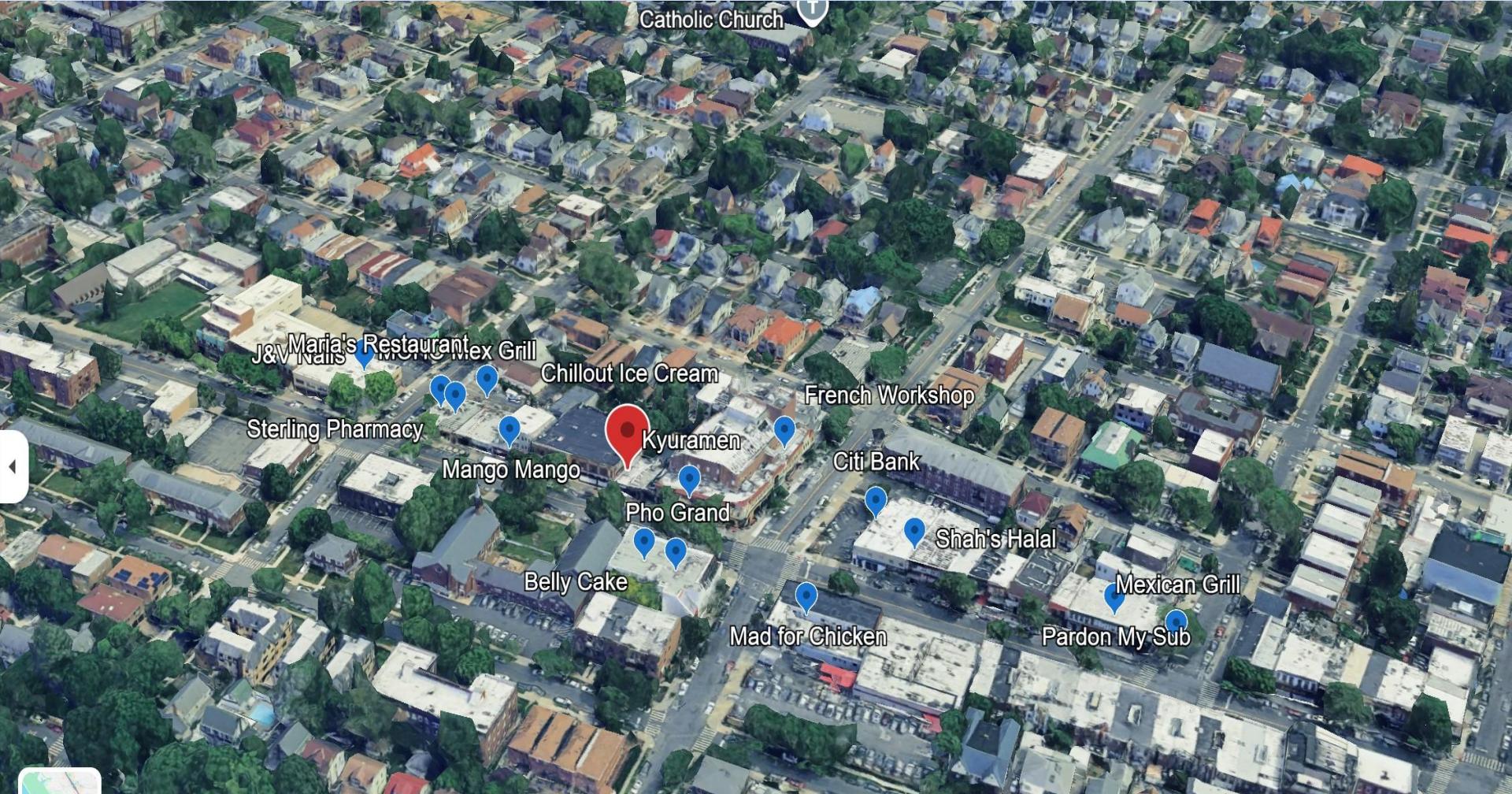
Ground floor: rear prep room



Basement: storage, walk-in fridge, tank, grease trap, meters

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