

Exclusive: Lease for SALE

38-27 Bell Blvd, Bayside, NY 11361



Avli

French Workshop

Citi Bank



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**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' x7')
- 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**

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~~\$90,000

Rent: \$4,825.00/ month

RE Tax: % of increase

Contact exclusive broker for full lease details.

Security: 3 month.

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

Escalation: 2% annual

No Concession

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.



Ground floor: rear prep room

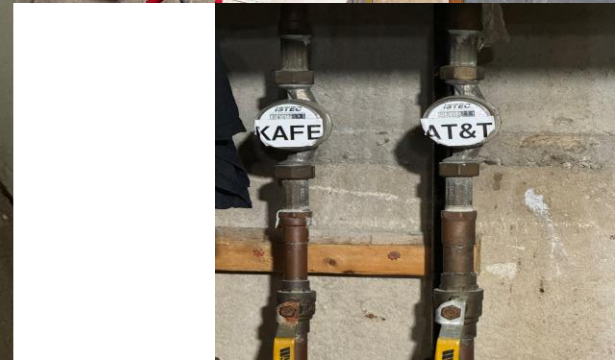
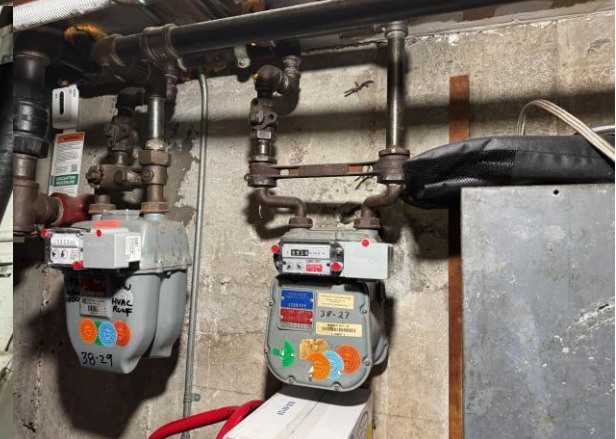


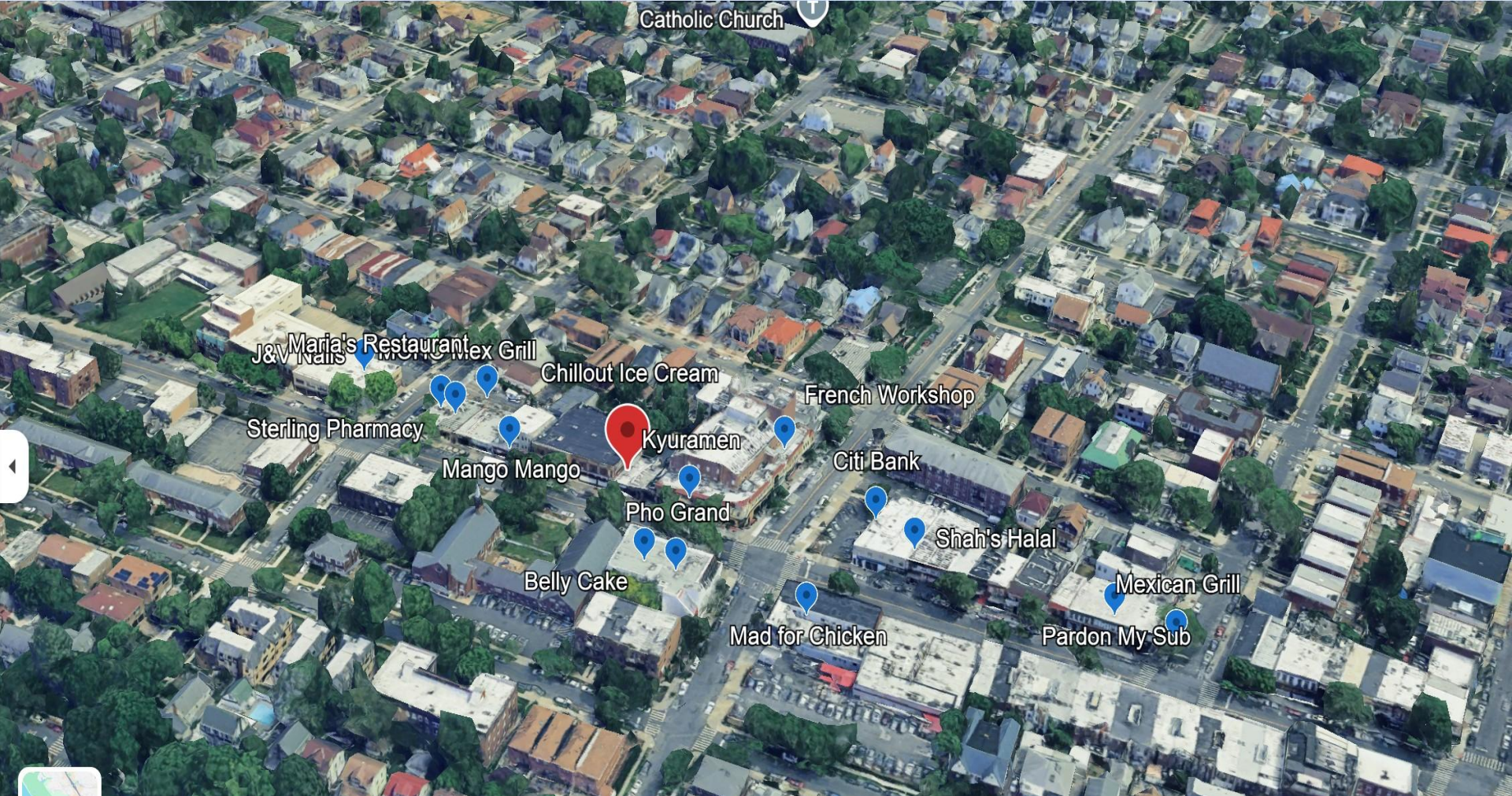
Basement: storage, walk-in fridge, tank, grease trap, meters

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