

INVESTMENT OVERVIEW

PROPERTY FEATURES:

Lot Size:	4,000 SF	Parking:	5 Parking Spaces
Available Sq. Footage:	2,523 Leasable SF	Ceiling Height:	13 Ft
Zoning:	R3-2/C2-2	Bus Stop:	Q65 Stop on Location
Pricing:	\$7,000/month NNN		

PROPERTY DESCRIPTION:

- ▣ Prime Corner Retail Space for Lease
- ▣ Delivered as Vanilla Box
- ▣ Can be Built to Suit



FOR MORE INFORMATION

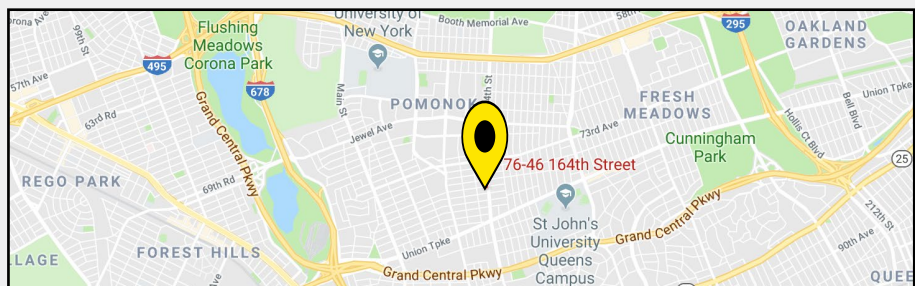
MARC RICHTER

Licensed Associate Broker

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📍 77-11 164th Street 2nd Floor
Fresh Meadows, NY 11366



FOR LEASE | LEASING OPPORTUNITY

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Fresh Meadows, NY 11366



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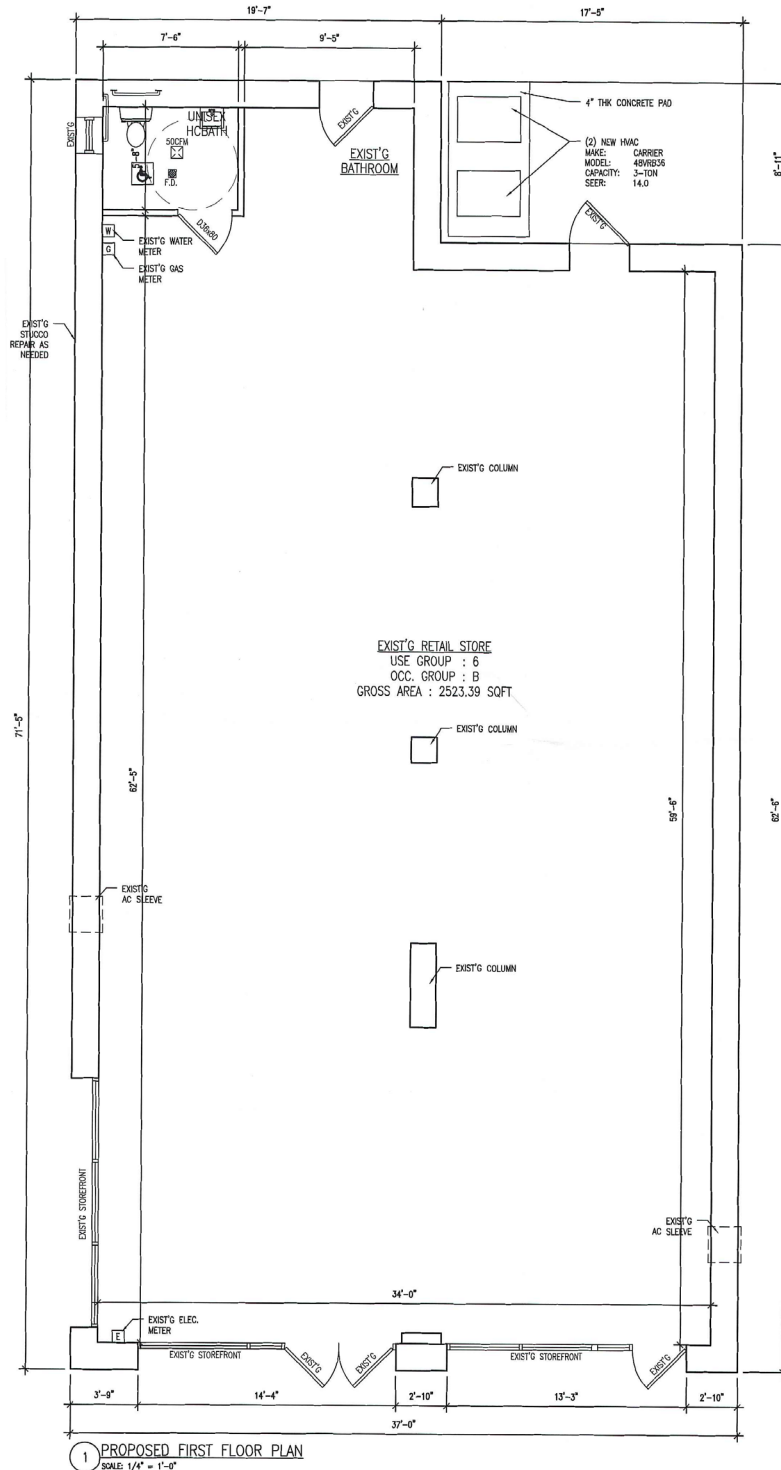
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FLOOR PLAN

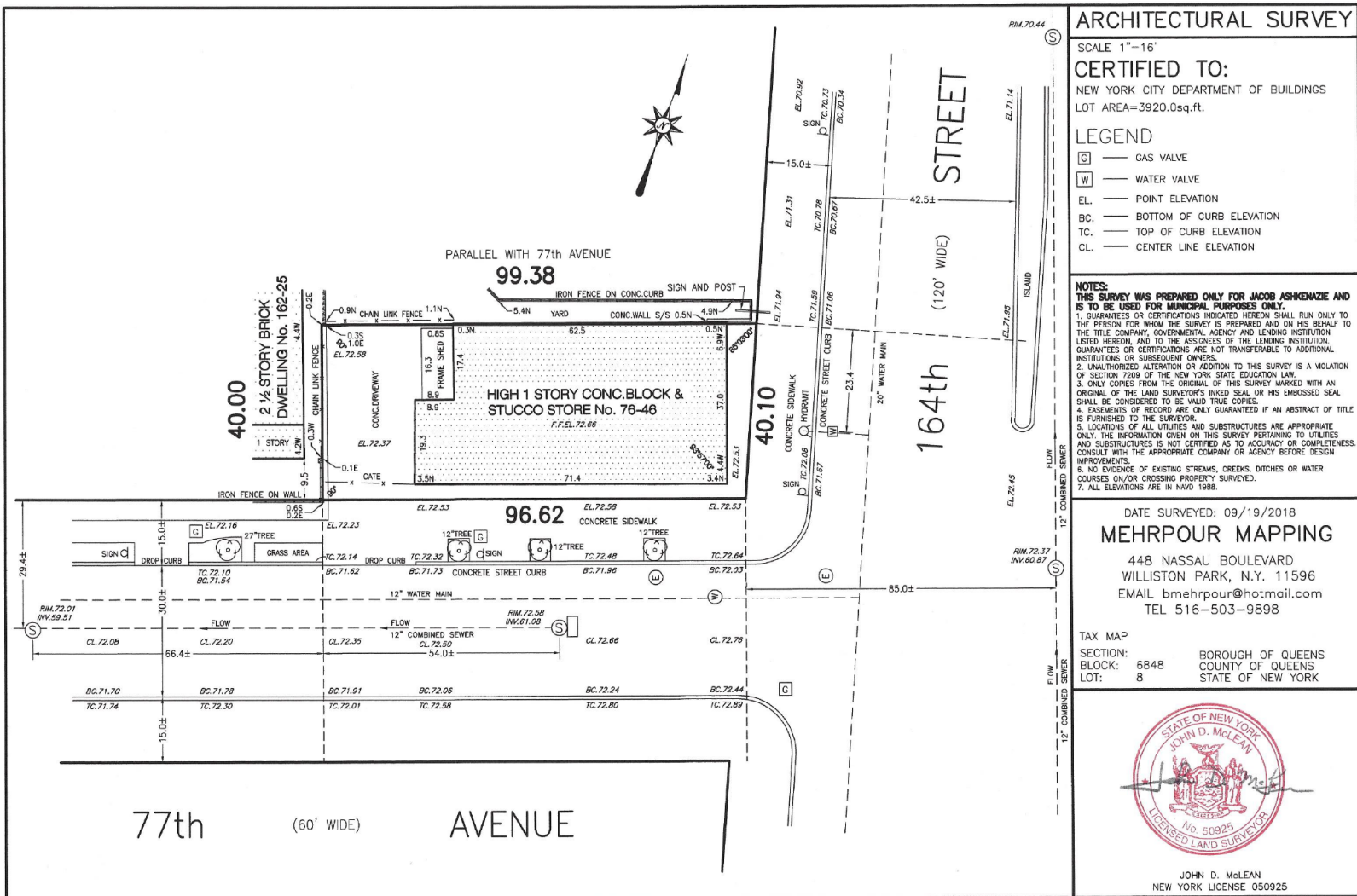


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SURVEY



ARCHITECTURAL SURVEY
SCALE 1"=16'
CERTIFIED TO:
NEW YORK CITY DEPARTMENT OF BUILDINGS
LOT AREA=3920.0sq.ft.

LEGEND
[G] — GAS VALVE
[W] — WATER VALVE
EL. — POINT ELEVATION
BC. — BOTTOM OF CURB ELEVATION
TC. — TOP OF CURB ELEVATION
CL. — CENTER LINE ELEVATION

NOTES:
THIS SURVEY WAS PREPARED ONLY FOR JACOB ASHKENAZI AND IS TO BE USED FOR MUNICIPAL PURPOSES ONLY.
1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
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6. NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED.
7. ALL ELEVATIONS ARE IN NAVD 1988.

DATE SURVEYED: 09/19/2018
MEHRPOUR MAPPING
448 NASSAU BOULEVARD
WILLISTON PARK, N.Y. 11596
EMAIL: bmehrpour@hotmail.com
TEL: 516-503-9898

TAX MAP
SECTION: 6848 BOROUGHS OF QUEENS
BLOCK: 8 COUNTY OF QUEENS
LOT: 8 STATE OF NEW YORK


JOHN D. McLEAN
NEW YORK LICENSE 050925

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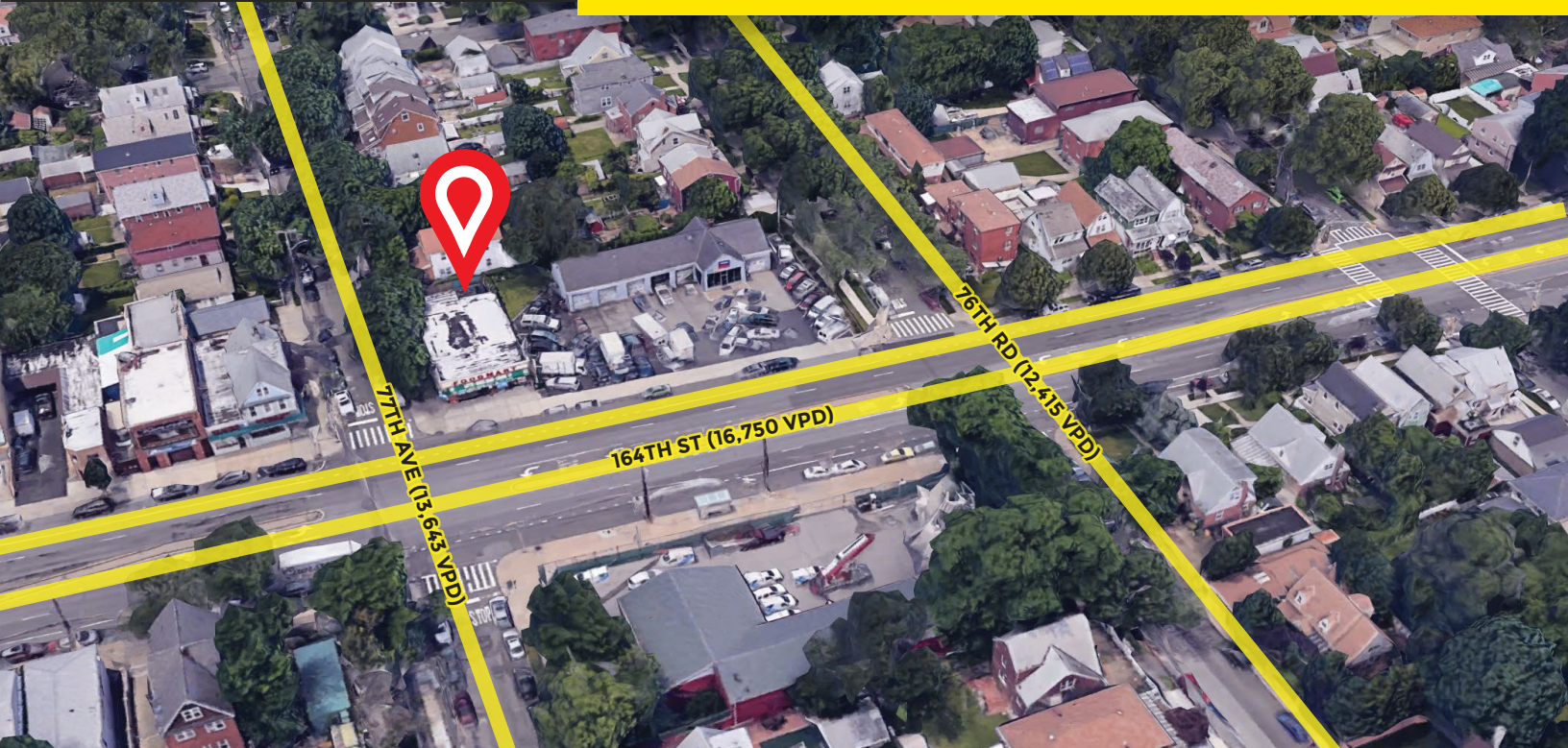
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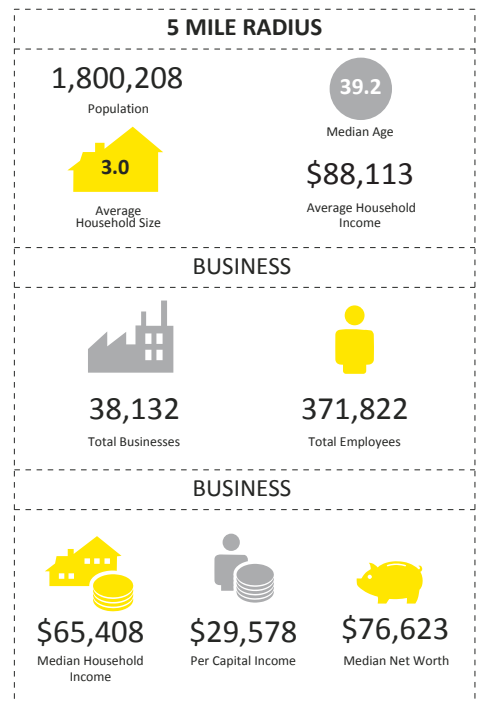
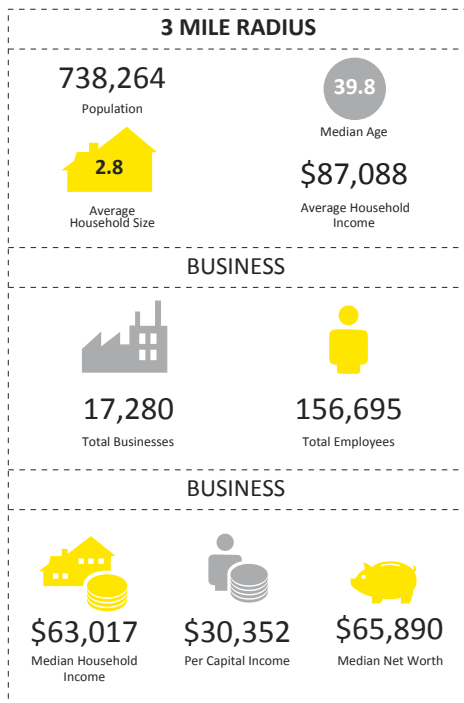
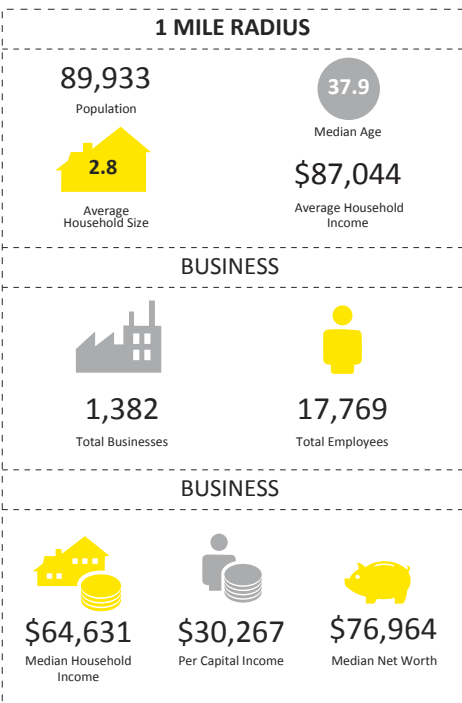
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