

31-19

NEWTOWN AVENUE

ASTORIA, QUEENS

Between 31st & 33rd Streets

RESTAURANT FOR LEASE

APPROXIMATE SIZE

Ground Floor: 5,000 SF
Selling Patio: 2,500 SF
Lower Level

POSSESSION

Immediate

ASKING RENT

\$24,000/Month

~~\$400,000 Key Money~~ Reduced

\$300,000 Key-Money

TERM

7 Years + 10 Year Option

FRONTAGE

70 FT

COMMENTS

- Move-in ready sports bar/club
- Full kitchen in place
- Newly renovated heated/enclosed courtyard
- Occupancy of 150 guests; full bar with approximately 50 seats
- 4AM liquor license
- Built-in walk-in coolers/freezers in the lower level

NEIGHBORS

Bracetown • Mela Pizza House • Key Food •
Tony's Flower • Pokeworks • Spot Dessert Bar •
Annis Flower Shop • McCaffrey's Food Market •
Irish Whiskey Bar • Shah's • Fair Supermarket

TRANSPORTATION



JAMES FAMULARO

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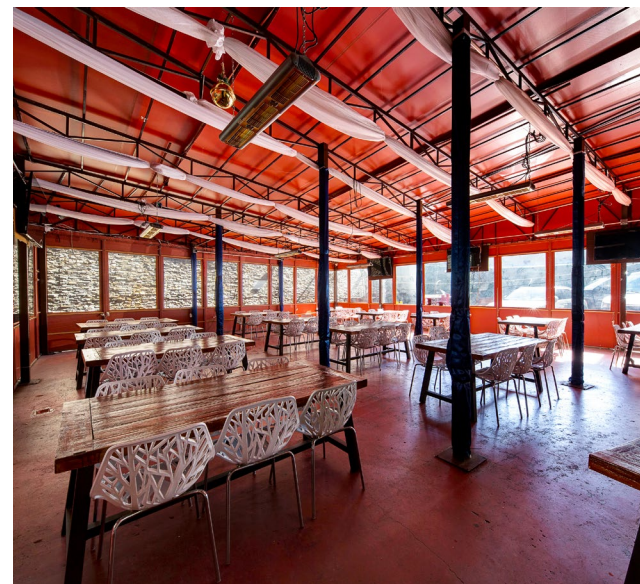
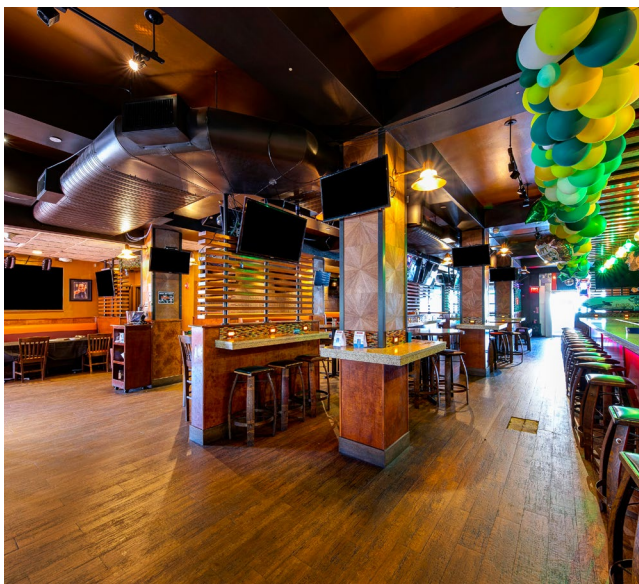
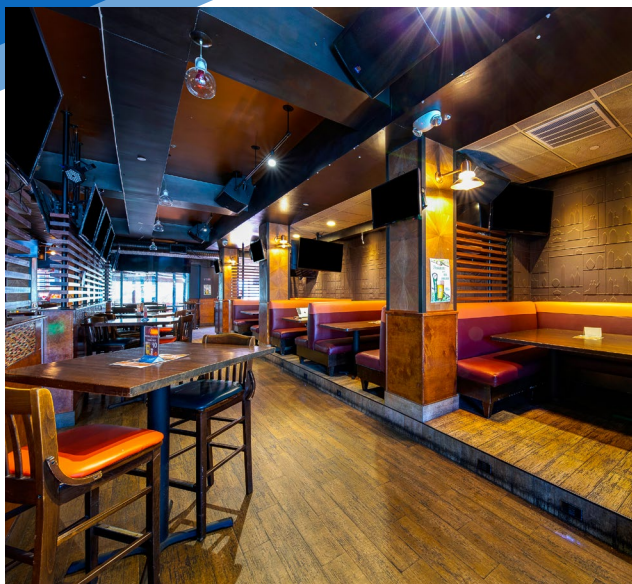


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RETAIL LEASING

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INTERIOR

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