# 43-01

## 48TH AVENUE

SUNNYSIDE, QUEENS

Off the Corner of 48th Avenue & 43rd Street

RETAIL FOR LEASE




PROPERTY INFORMATION

### APPROXIMATE SIZE
815 SF + 400 SF Basement

### ASKING RENT
$3,900/Month

### POSSESSION
Immediate

### TERM
Negotiable

### FRONTAGE
10 FT

### COMMENTS
- Finished storefront with existing HVAC, restroom and retail fixtures
- Approximately 400 SF of basement space for storage or support use
- 13.5 FT ceilings and 125 amps of electric in place
- Gas within the building
- Immediate possession
- All uses considered

### NEIGHBORS
Maison De Gateaux • Full Moon Café • La Pollera de Mario • Danubius • Delight • Nita's Bakery • New Asian Cuisine • Bolivian Llama Party • I Love Paraguay Restaurant

### TRANSPORTATION
7 40th & Lowery Streets and Queens Boulevard

Q39 48th Avenue & 43rd Street

B24 Greenpoint Avenue & 43rd Street


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MERIDIAN RETAIL LEASING

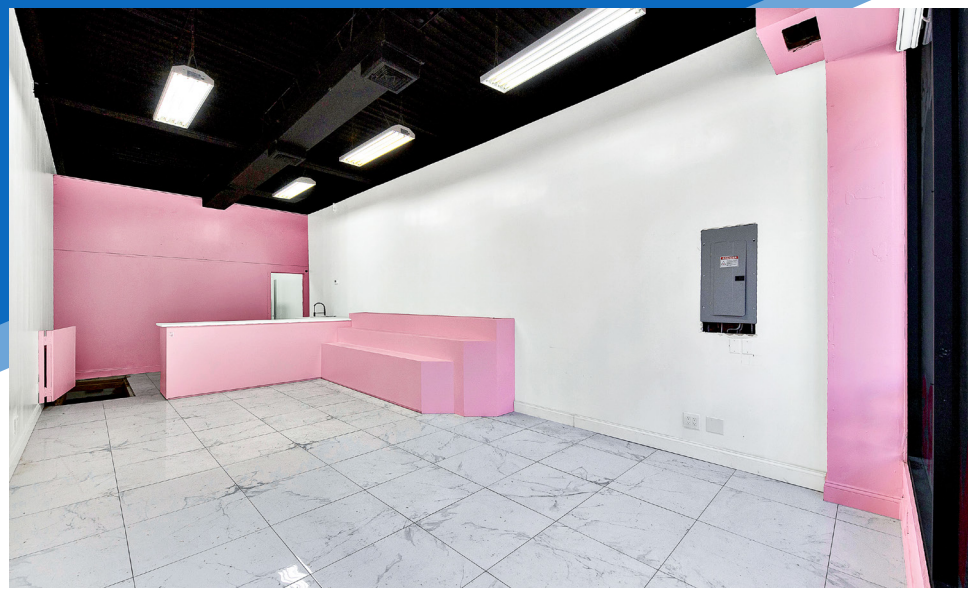

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INTERIOR










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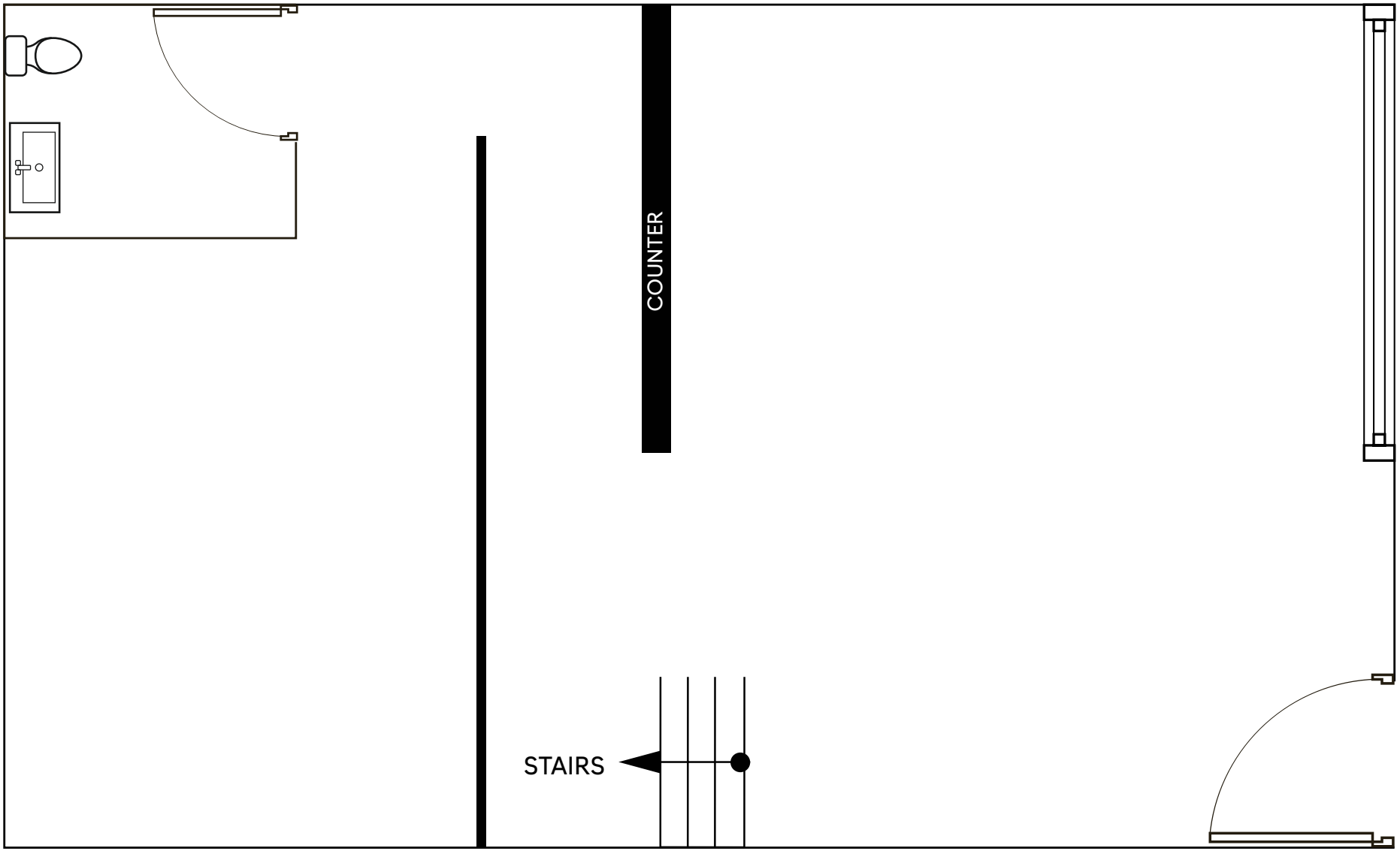
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## FLOOR PLAN




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