



**PINNACLE REALTY**  
OF NEW YORK, LLC

www.pinnaclereny.com

46-34 11th Street • Long Island City, NY 11101

718-784-8282

# ASTORIA-PROMINENT STEINWAY STREET CORNER RETAIL

## MULTIPLE DIVISIONS AVAILABLE WITH STEINWAY STREET FRONTAGE

STEINWAY ST / 34<sup>TH</sup> AVE SUBWAY STATION DIRECTLY ACROSS THE STREET

### FEATURES:

- New Fireproof Construction
- Fully Sprinklered
- Vanilla Box w/ HVAC
- High Ceilings
- 125' frontage on Steinway St
- ICAP Tax Abatement

#### Ground Floor Potential Divisions:

- Unit 1: 2,100 Sq. Ft.
- Unit 2: 3,200 Sq. Ft.
- Unit 3: 1,800 Sq. Ft.
- Unit 4: 1,600 Sq. Ft.

### NEARBY:

- Northern Boulevard
- Brooklyn-Queens Expressway (278)
- Grand Central Parkway (278)
- La Guardia Airport
- Ed Koch/Queensboro Bridge

#### Transportation:

- STEINWAY ST/34<sup>TH</sup> AVE
- Q101 STEINWAY ST/34<sup>TH</sup> AVE

#### Neighboring Tenants:



#### LEASE PRICE:

**\$60.00 PSF - Units 1-3**

**\$45.00 PSF - Unit 4**

#### 34-11 STEINWAY STREET, ASTORIA, NY

**BLOCK: 673**

**LOT: 16**

**ZONING: C4-2A**

For Information About This Property  
Contact Exclusive Agents:

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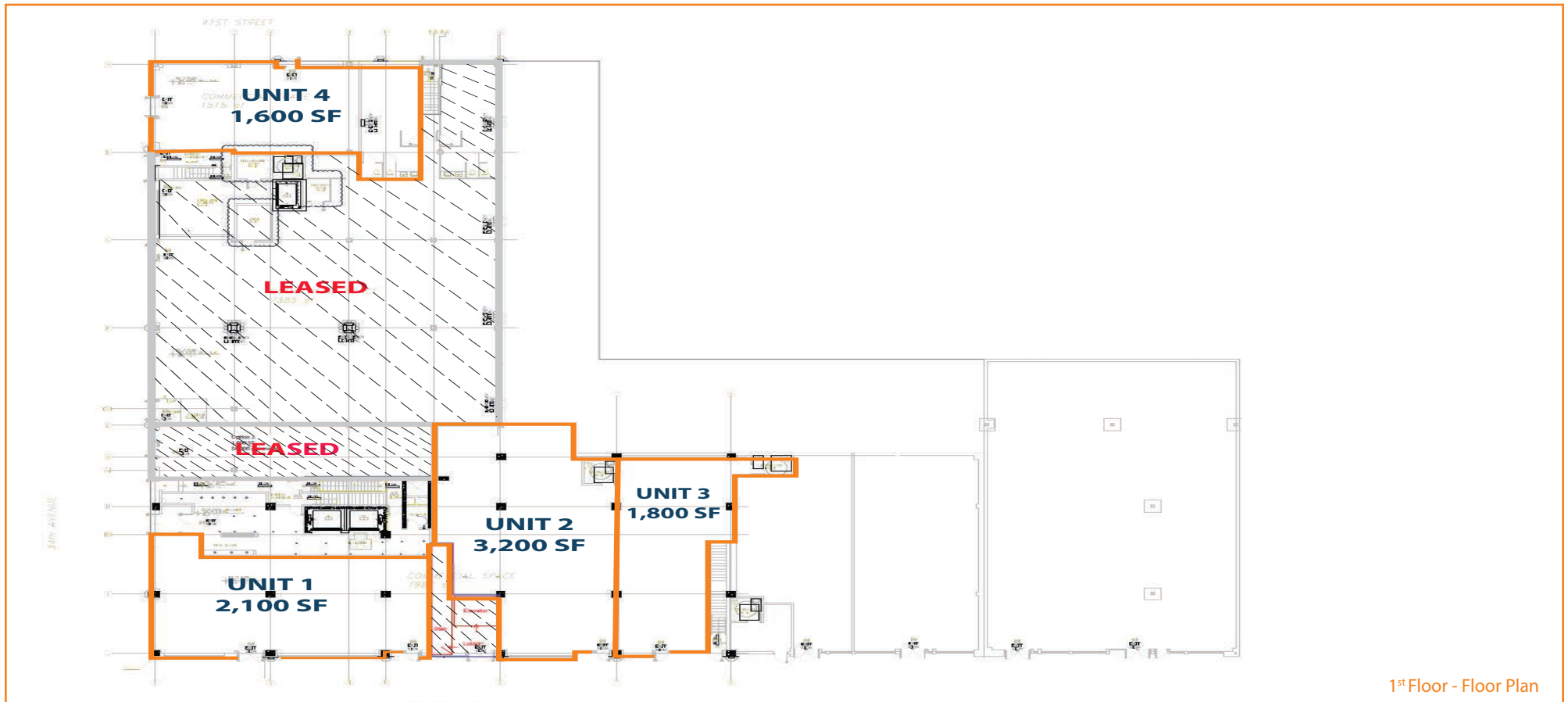
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1<sup>st</sup> Floor - Floor Plan



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