

RIDGEWOOD

QUEENS
NY

56-53 MYRTLE AVENUE



CONCEPTUAL RENDERING

SPACE DETAILS

LOCATION

Northwest corner of Seneca Avenue

APPROXIMATE SIZE

Second Floor 896 SF*

Basement 896 SF

Total 1,792 SF

**Divisible*

FRONTAGE

40 FT on Myrtle Avenue

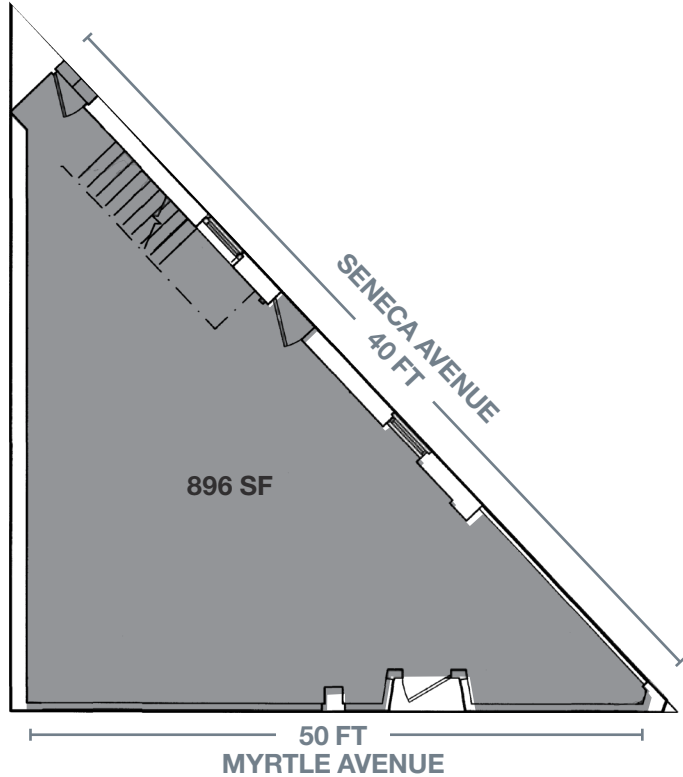
40 FT on Seneca Avenue

CEILING HEIGHT

Ground Floor 12 FT

Basement 9 FT

GROUND FLOOR



POSSESSION

Immediate



SITE STATUS

Formerly Subway

NEIGHBORS

Mandee, Rainbow, Dunkin' Donuts, Rite Aid, AT&T, Banco Popular, 7-Eleven, Payless ShoeSource, Duane Reade, Mattress Firm and New York & Co.

COMMENTS

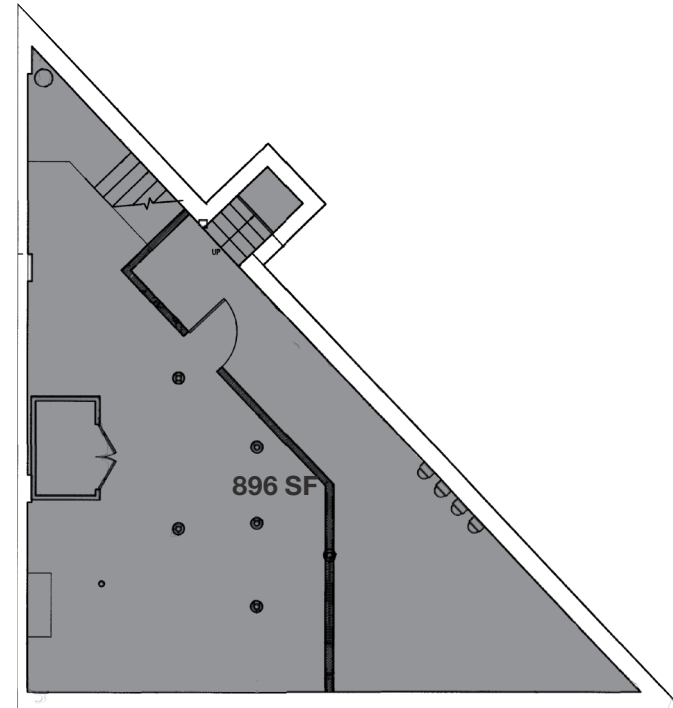
Close proximity to the Myrtle - Wyckoff Avenues   trains with an annual ridership of 7,302,376

Vented, glass triangle opportunity on a highly-trafficked 3-way intersection

ADA compliant entrance and bathroom plus internal connection to the Basement

Bank deposits over \$1.2 billion within a 1-mile radius

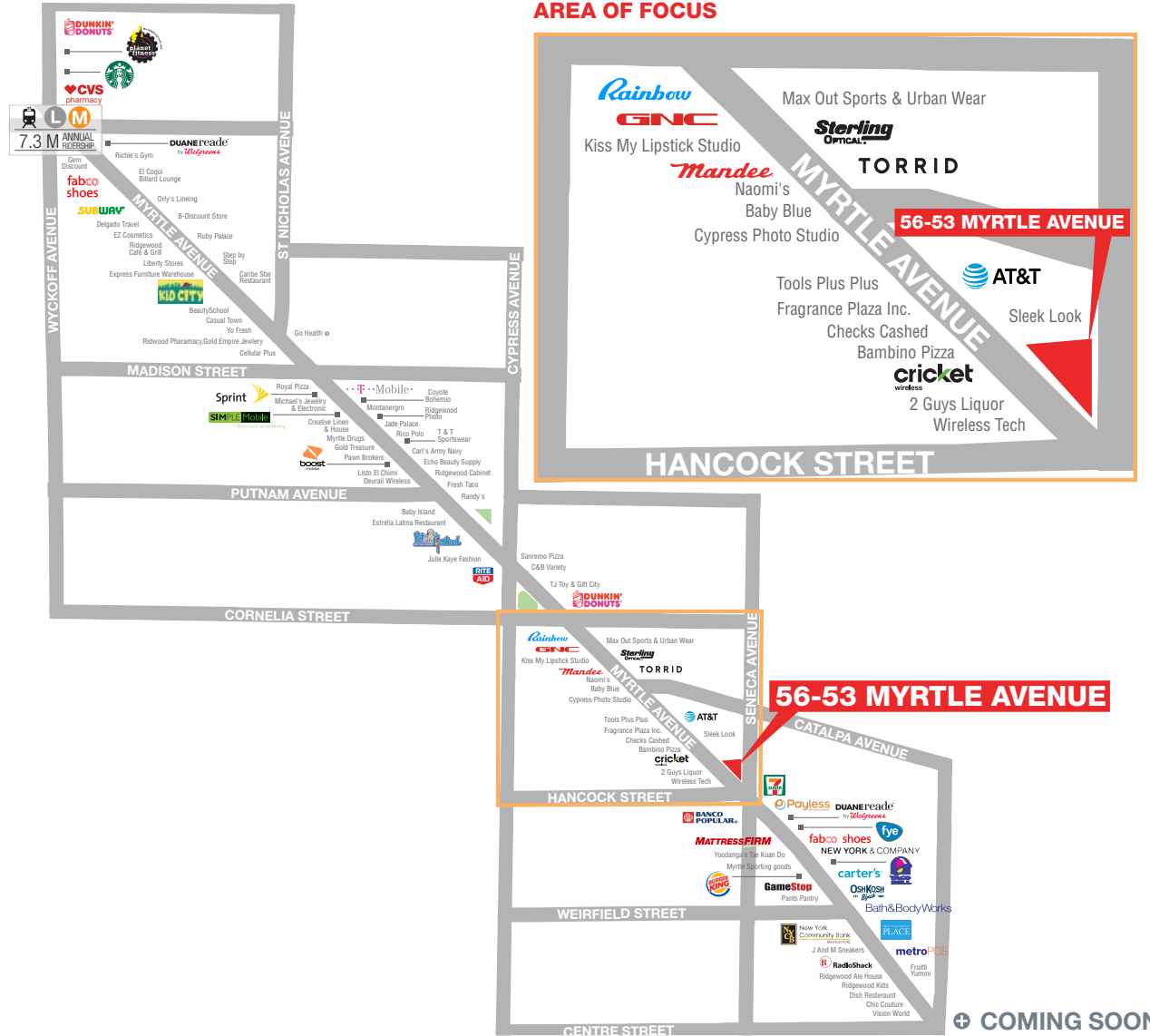
BASEMENT



AREA NEIGHBORS



AREA RETAIL



CONTACT EXCLUSIVE AGENTS

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