

www.pinnaclereny.com 46-34 11th Street • Long Island City, NY 11101 718-784-8282

## **TURN-KEY RETAIL BUILDING IN HEART OF LIC NEW RENOVATION IDEAL FOR MEDICAL OR GALLERY** STEPS TO MOMA PS1 & SURROUNDED BY NEW LUXURY DEVELOPMENTS

## **FEATURES:**

- 3,850 Sq. Ft. Building
  2,000 Sq. Ft. Ground Floor Retail
  1,850 Sq. Ft. Lower Level
- 1 Shared Parking Space
- Natural Light 3 Skylights
- HVAC
- 2 Bathrooms
- Private Offices
- Open Bullpen Area
- Reception Area
- 3 Entrances
- ADA Compliant
- 10-Year Lease Available
  - **IMMEDIATE OCCUPANCY**

## **NEARBY:**

- Jackson Avenue
- Queens Midtown Expressway
- Long Island Expressway
- Queens Midtown Tunnel



G 21<sup>st</sup> St - Van Alst

LEASE PRICE:	<del>-\$185,500.00 Per Annum -</del>	
PRICE REDUCED!	\$126.000.00 Per Annum	BL



## 45-43 21<sup>st</sup> STREET, LONG ISLAND CITY, NY

BLOCK: 76 LOT: 2 ZONING: C1-5
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For Information About This Property Contact Exclusive Agents: James Ege, Salesperson jege@pinnaclereny.com 718-371-6423

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.



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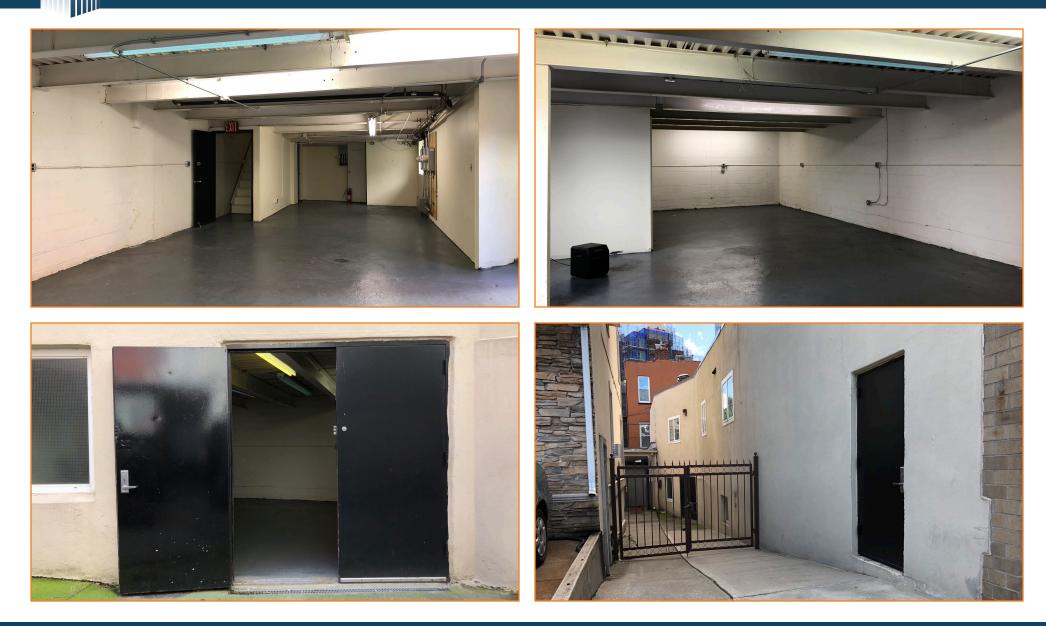
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