



**PINNACLE REALTY**  
OF NEW YORK, LLC

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

## Transportation:

- E** **M** Court Sq - 23<sup>rd</sup> St
- 7** Court Sq
- G** 21<sup>st</sup> St - Van Alst



**LEASE PRICE:**

~~-\$185,500.00 Per Annum—~~

**45-43 21<sup>ST</sup> STREET, LONG ISLAND CITY, NY**

**PRICE REDUCED!**

**\$126,000.00 Per Annum**

**BLOCK:**

**76**

**LOT:**

**2**

**ZONING:**

**C1-5**

For Information About This Property  
Contact Exclusive Agents:

**James Ege**, Salesperson  
jege@pinnaclereny.com  
718-371-6423



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 = NEW RESIDENTIAL DEVELOPMENT



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