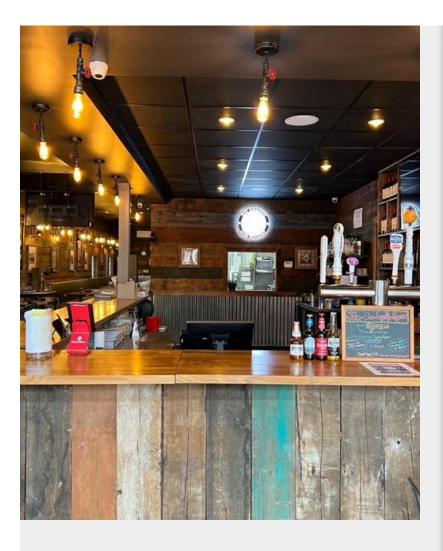


## **Business Assets For Sale - \$600K Key Money** 40-17 Broadway, Astoria, NY 11103





Alan Lupiani Modern Spaces 47-42 Vernon Blvd,Long Island City, NY 11101 alan@modernspacesnyc.com (917) 613-8135



Rental Rate:	\$64.68 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	4,900 SF
Year Built:	1939
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Taxes:	\$3.17 USD/SF/MO
Operating Expenses:	\$1.92 USD/SF/MO
Rental Rate Mo:	\$5.39 /SF/MO

# **Business Assets For Sale -** \$600K Key Money

\$64.68 /SF/YR

40-17 Broadway ground floor is a prime retail location in the heart of the Astoria business district suitable for a national chain or local operator. The current buildout entails a classic contemporary pub and restaurant design containing a fully functional restaurant including an up-to-date kitchen with gas appliances, multiple cold storage units, a walk in cooler, pressurized gas taps, and a full dishwashing set up in an 800 sf basement. The businesses assets are being listed for sale at \$600,000 with the possible option of negotiating a new long term lease at the starting rent commiserate with the current lease term. The current rent is \$11,139 per month....

- Heavy Foot Traffic
- Busy Retail District
- Close to Public Transportation
- Basement



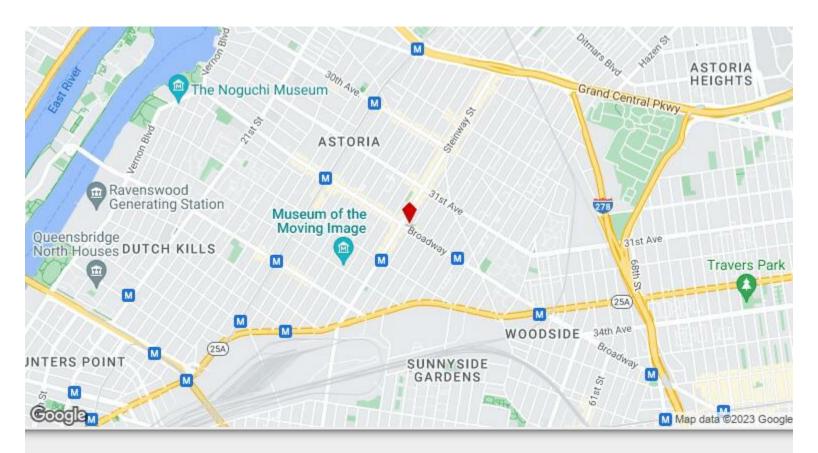


#### 1st Floor

Space Available	2,100 SF
Rental Rate	\$64.68 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	7 - 10 Years

Basement is fully functional and is used for dishwashing, cold storage, and pressurized tap storage.

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