



Business Assets For Sale - \$600K Key Money

40-17 Broadway, Astoria, NY 11103



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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



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

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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Property Photos





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A photograph of a busy city sidewalk. In the foreground, a young boy in a red hoodie is seen from behind, walking away from the camera. To his left, a group of four people (two men and two women) are walking towards the camera. Further back, more pedestrians are visible. The sidewalk is lined with various storefronts. On the left, there's a building with a sign for 'Mount Sinai Queens' and a 'Pharmacy'. Next to it is a storefront for 'Vinyl Records' with a chalkboard sign listing 'VINYL RECORDS', 'CDs', 'TAPES', 'GUITARS', and 'DJ EQUIPMENT'. To the right of the vinyl store is a cafe named 'KICKSHAW' with a sign that says 'coffee, grilled cheese, beer'. Inside the cafe, two people are sitting at a table. The street is paved with concrete, and there are parked cars on the left side. The sky is clear and blue.

Floor Plan Burger Village

[illegible]