

PRIME RETAIL FOR LEASE

GROUND FLOOR RETAIL



Property Description

The Space is a 4,000 SF ground floor retail property divided into two units with 35' of frontage on Junction Boulevard and 115' in depth in the heart of Jackson Heights Queens. The property is located on Junction Boulevard's Busiest Retail Hub. The # 7 subway entrance IS JUST A SHORT WALK AWAY. The property is zoned R6 / C2-2 and is currently occupied by two tenants Sleepy and Lola Women's Apparel this site is ideal for an investor.

Overview

Building Type: Commercial Buildings
 Location: 38-39 Junction Blvd (Jackson Heights)
 Lot Sq. Ft: 4,000
 Stories: Ground Floor
 Zoning: R6 / C2-2
 Building Sq. Ft: 4000

For More Information Please Contact Exclusive Broker

Robert Klein

718-388-7700 Ext 124

Rklein@kalmondolgin.com

| <u>Tenants:</u> | <u>Rent P/A</u> | <u>Term</u> | <u>Option</u> |
|-----------------|-----------------|-------------|---------------|
| Sleepy | \$301,000 | 20 | 3 five year |
| Vacant | AVAILABLE | 10 | TBD |

Kalmon Dolgin Affiliates, INC.

101 Richardson Street, Brooklyn, New York 11211 – Phone (718) 388-7700 – Fax (718) 782-3755

Web: www.KalmonDolgin.com

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