# FOR LEASE



### **New Exclusive!**

37-12 31<sup>st</sup> Avenue Astoria, NY 1103

Ground floor Restaurant Available for Lease with 650 Sq Ft Frontage+ 900 SF in Back and a 500 Sq Ft Basement included.

Lease expires May 2030 with option to renew 5 + 5 Years.

#### Property Highlights:

- Beer & Wine License Included
- Gas Equipped Kitchens
- Space is in excellent condition and is fully built out as a Japanese Restaurant.





- High Foot traffic
- Steps from Public Transit



Pricing Available Upon Request

Kalmon Dolgin

101 RICHARDSON ST. | BROOKLYN,NY 11211

718.388.7700

WWW.KALMONDOLGIN.COM

All information furnished regarding property for sale or rental is from sources deemed reliable but no warranty or representation is made as to accuracy thereof and same is submitted subject to error omissions, change of price rental or other conditions, prior sales, lease or withdraw without notice.

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Businesses & Entertainment within ½ Miles of

Property:

- Tavera Kylades- Famous Green Seafood
- Astoria Beer & Cheese- Craft Beer & Cafe
- The Ditty- Cozy Bar with Live Music
- Martha's Country Bakery- Famous for Cakes and pies
- Broadway Silk & Variety Store
- Ditmars Thrift Store
- Savage Boutique
- New York Sports Club
- Pure Yoga
- Trade Fair
- Key Food
- Astoria Laser & Med Spa
- Astoria Park



- **Museum of the Moving Image**
- Q.E.D Astoria Comedy Club
- Banks: Chase, Bank of America, and Citibank

### **CONTACT EXCLUSIVE BROKER:**

**JEROME VIDY** 347-390-1124 (Direct) 917-698-1650 (Cell) JVidy@KalmonDolgin.com @KalmonDolgin.com





Kalmon Dolgin AFFILIATES INC.

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