

**FOR
LEASE**



Kalmon Dolgin
AFFILIATES INC.

New Exclusive!

37-12 31st Avenue Astoria , NY 1103

**1,500 sf Ground floor Restaurant and
500 Sq Ft Basement available for
Lease.**

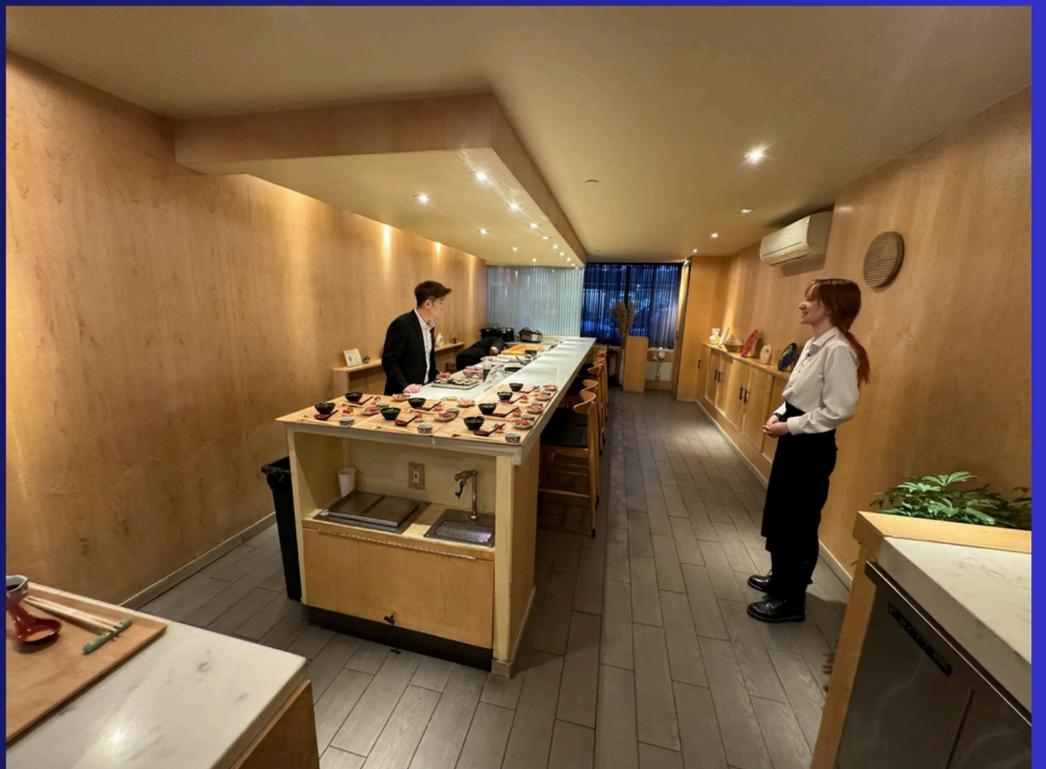
Long lease available.

Property Highlights:

- Beer & Wine License
- Gas and vented kitchen
- Space is in excellent condition and is fully built out as a Japanese Restaurant.
- High foot traffic
- Steps from public transit
- Key Money upon request



**Monthly
Rent:
\$7,600**



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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

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