

33-24 NORTHERN *Blvd*



For Sale / Lease

The Offering

Lee & Associates NYC is pleased to present exclusively for sale or lease the retail building located at 33-24 Northern Boulevard, Long Island City, NY (the "Property"). Positioned along one of Queens' primary commercial corridors, the Property offers exceptional visibility and benefits from strong vehicular traffic in a rapidly growing neighborhood.

The Property consists of approximately 35,000 square feet across 7 stories, with efficient ~5,700 square foot floor plates, in addition to a ~5,000 square foot basement and a ~1,000 square foot superintendent's apartment. The layout provides flexibility for a wide range of retail, showroom, office, or mixed-use uses. The building presents a unique opportunity for an investor to acquire and reposition a full-building asset or for an end user or tenant to establish a flagship presence in Long Island City.

33-24 Northern Boulevard represents a rare opportunity to control an entire building in one of New York City's fastest-growing submarkets, with close proximity to major transportation routes and a surging residential population driving continued demand.

35,000 SQUARE FEET ACROSS 7 STORIES

with efficient ~5,700 SF floor plates plus a ~1,000 SF superintendent's apartment, ideal for retail, showroom, office, or mixed-use conversion

GOODWILL OF NY/NJ WILL OCCUPY TIL JUNE, 2027

offering in-place income with a clear path for future repositioning or end-user occupancy

PRIME NORTHERN BOULEVARD FRONTAGE

offering strong visibility along one of Queens' most heavily trafficked commercial corridors

Rent: **\$36 / SF + \$4 / SF Electric**



Space

Building Size

35,000 SF

Year Built/Reno.

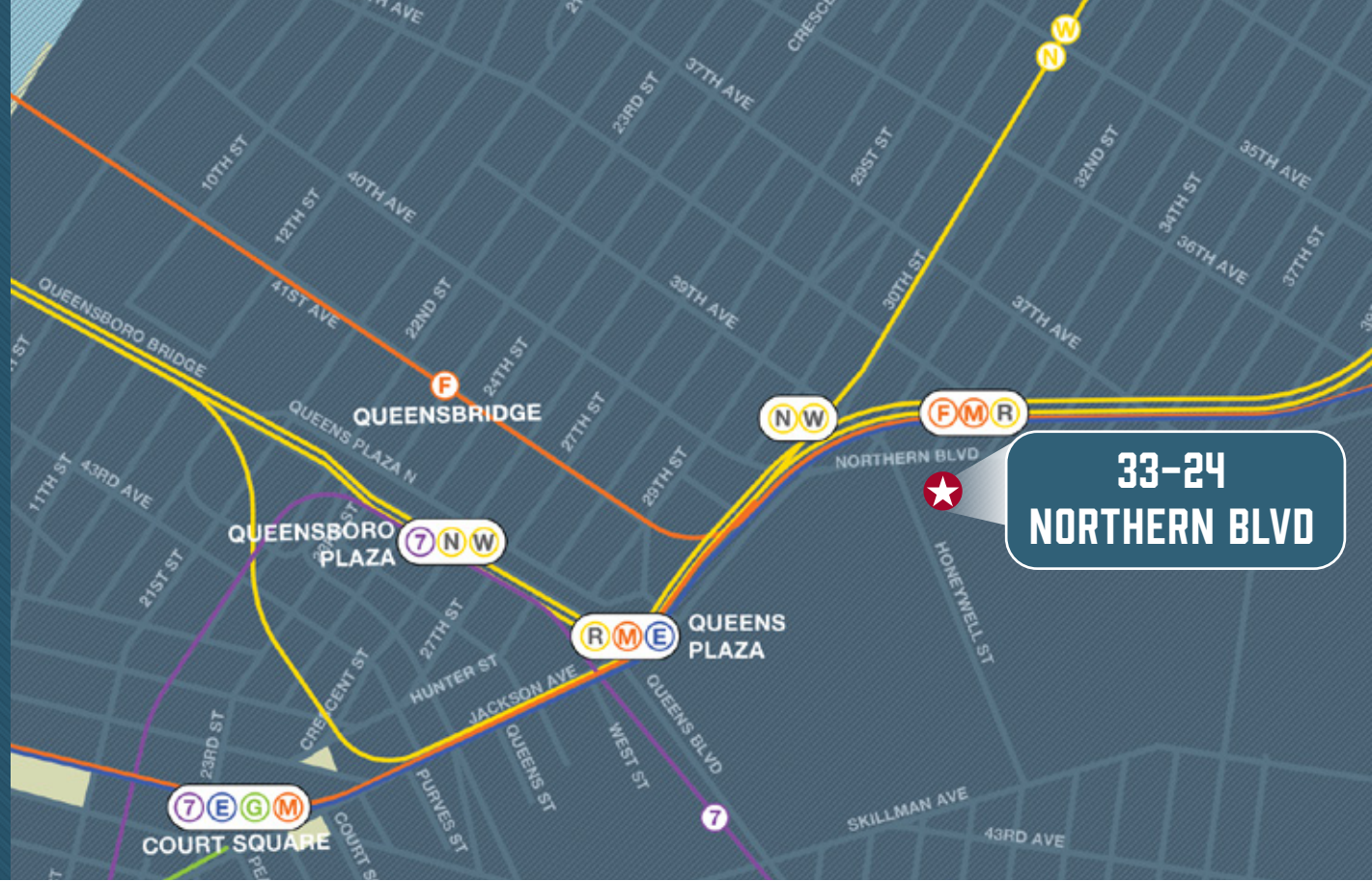
1940/2013

Typical Floor Size

5,700 SF

Ceiling Heights

10'



33-24
NORTHERN BLVD



Space





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