

34-39 31st St

BEAUTIFUL NEW INDUSTRIALLY-DESIGNED
BAR & LOUNGE BUILD-OUT IN ASTORIA

INQUIRE FOR KEY MONEY



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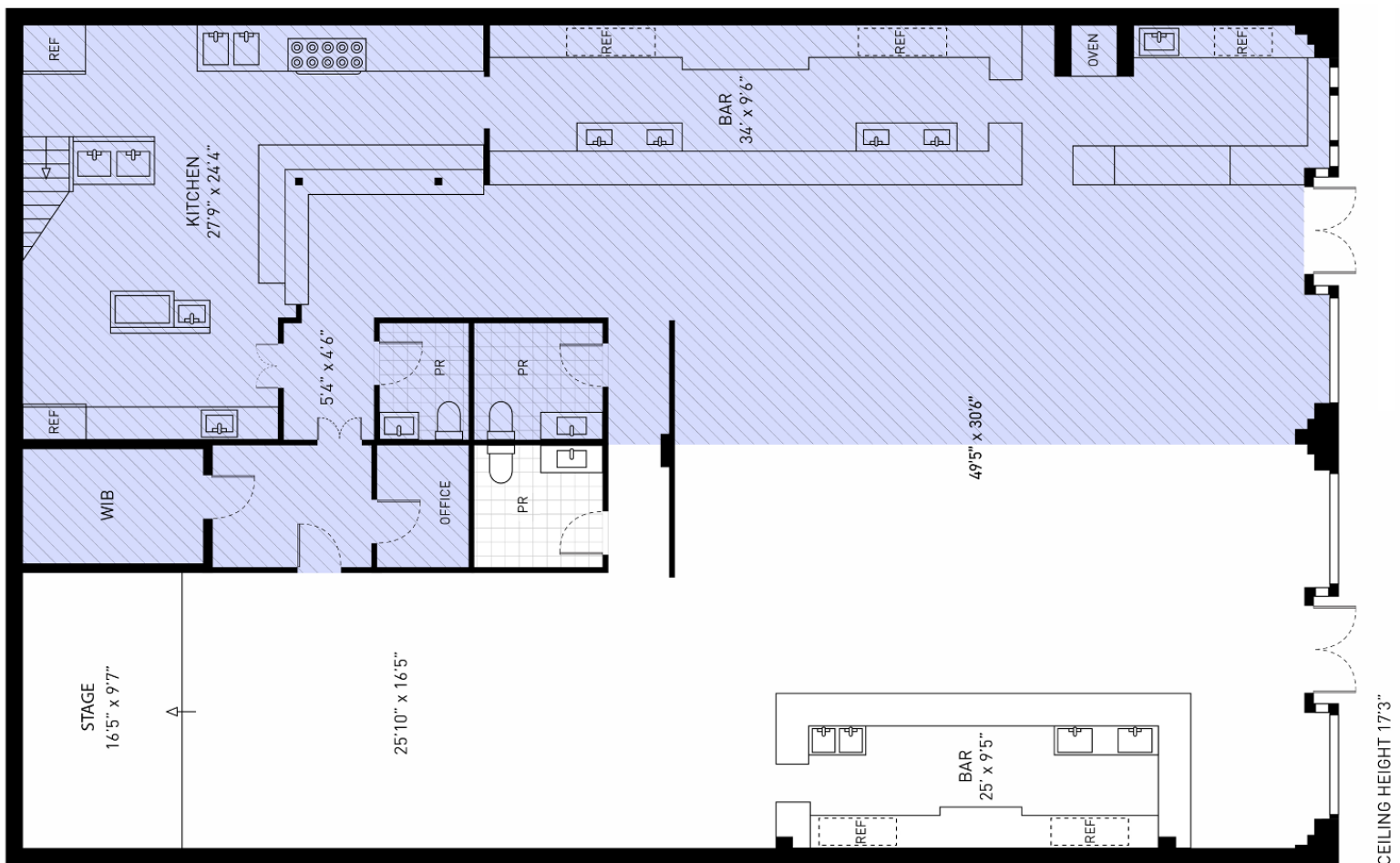
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ASTORIA, QUEENS

Beautiful bar & lounge in Astoria with 1,800+sf of rentable space. Other divisions possible, including expansion to 4,000sf with access to full kitchen – please inquire for more info. Build out is two years old and cost over \$1M. 17+ ft ceiling height.

- Key money ask: \$75k plus construction of a demising wall.
- Below market rent: ~\$52/sf/yr.
- 10-yr lease possible
- Profitable, currently grossing approximately \$1.8M
- Full liquor license until 4am



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