

Exclusive Lease for SALE

39-33 Bell Blvd, Bayside, NY 11361



HENA CHOUNG, LIC CORPORATE RE BROKER
SOLO REAL ESTATE CORP
HENA@SOLOREALESTATECORP.COM
646.416.1174



This property is ideal for an operator looking to hit the ground running in a thriving, high-demand area. An exceptional and rare turnkey opportunity featuring a commercial-grade gas kitchen. Asset sale. Call listing broker for purchase details. Héna 646-416-1174. Equipment list available.

HIGHLIGHTS:

Key Money: \$145,000

Rent: \$9,200/m INCLUDING RE Tax

RE TAX: included in rent

Utility: Sep meters

Lease term: 8 years.

Sec Dep: 3 months, subject to POF

Contact exclusive broker for full lease and sale details.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.

**39-33 BELL BLVD,
BAYSIDE, QUEENS, NY
11361**

EXCLUSIVE:

◆ **FOR Lease with Key Money:**
PRIME Bell Blvd Location

📍 **High-Visibility Storefront in a
Busy Commercial District**

✓ **Fully Equipped Commercial
Kitchen**

- HOOD: 8'
- Vent type 1
- Walk-In Refrigerator, Basement
- HVAC

✓ **Features** – 1,105 GSF Ground
floor, with full basement.
Approximately 65' x 17' dimension.

✓ **Flexible Use** – Ideal for Any
Cuisine or Restaurant Concept

✓ **Lease Term 8 years. No renewal.**

👛 **Turnkey Opportunity** – Ready for
Immediate Operation!

📞 **Contact for Pricing & Full Details:**
646-416-1174

Key Money: \$145,000

Rent: \$9,200/month (inc RE tax)

RE Tax: included in rent

Bell Blvd is a prominent destination
with high-profile tenants and is one of
the most sought-after locations for
retail/restaurant establishments.
Availabilities are rare— don't miss this
turnkey opportunity! Héna 646-416-
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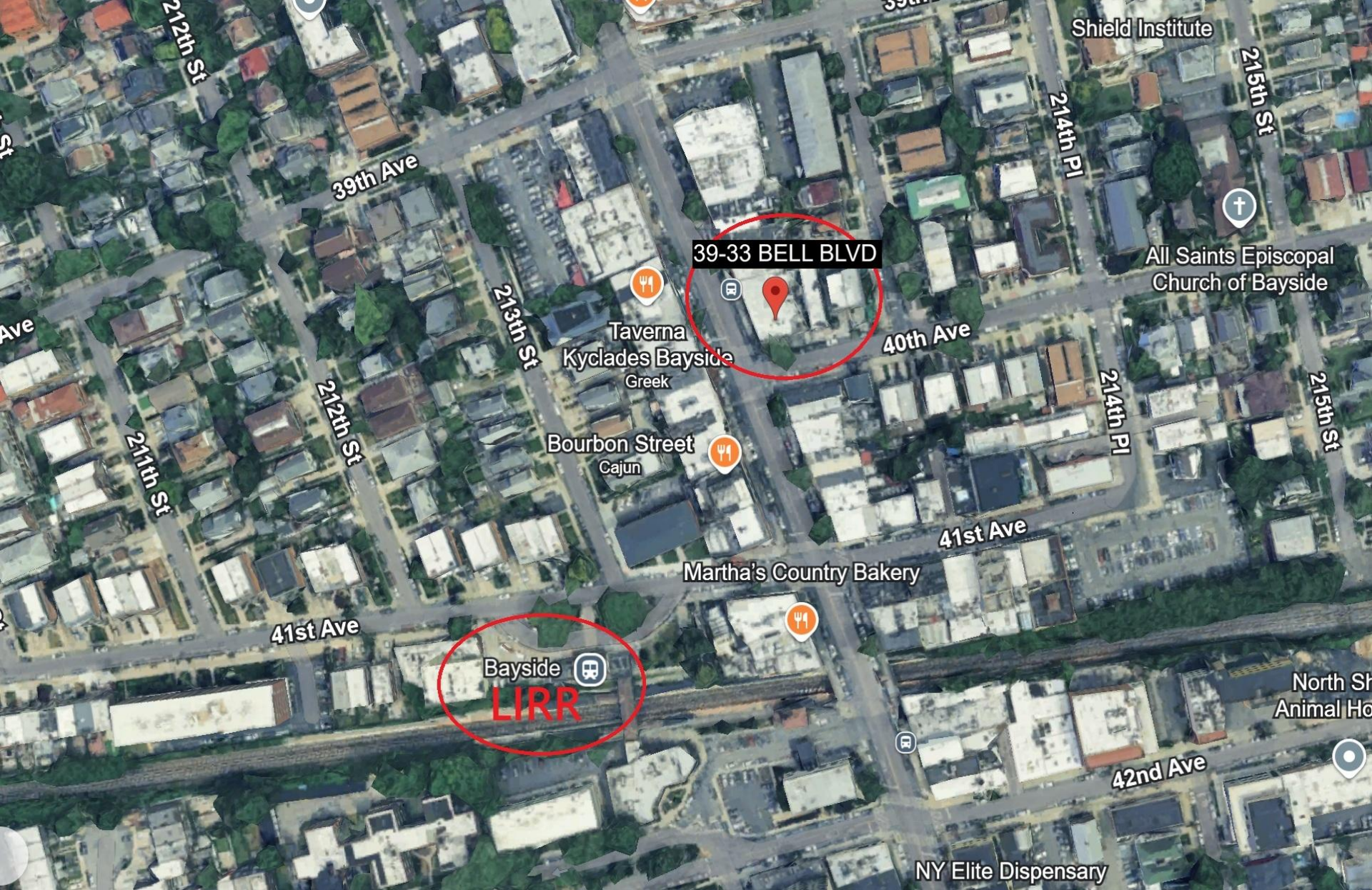
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