

Retail space in the heart of SUNNYSIDE, QUEENS

41-16 QUEENS BOULEVARD



SIZE

GROUND: Approx. 1,000 sf

BASEMENT: Approx. 100 sf

RENTAL

Available upon request

FRONTAGE

Approximately 11 feet

CEILING

Approximately 10 feet

POSSESSION

Immediate

COMMENTS

Located on the between 41ST STREET and 42ND STREET

Neighbors include CAPITAL ONE BANK, BURGER KING, McDONALD'S, DUNKIN DONUTS, WHITE CASTLE, MOBIL, SLEEPY'S, and CVS PHARMACY

Brand New, Rebuilt Space in Turn-Key Condition w/ Full Kitchen

Most uses considered

Venting in place

Food and cooking allowed

KEY MONEY - \$100,000

Restroom in space; Handicap accessible

Heavy foot-traffic

FOR FURTHER INFORMATION, PLEASE CONTACT:

Richard Du
Chairman, CEO
212.505.6300 x235
rdu@dumann.com

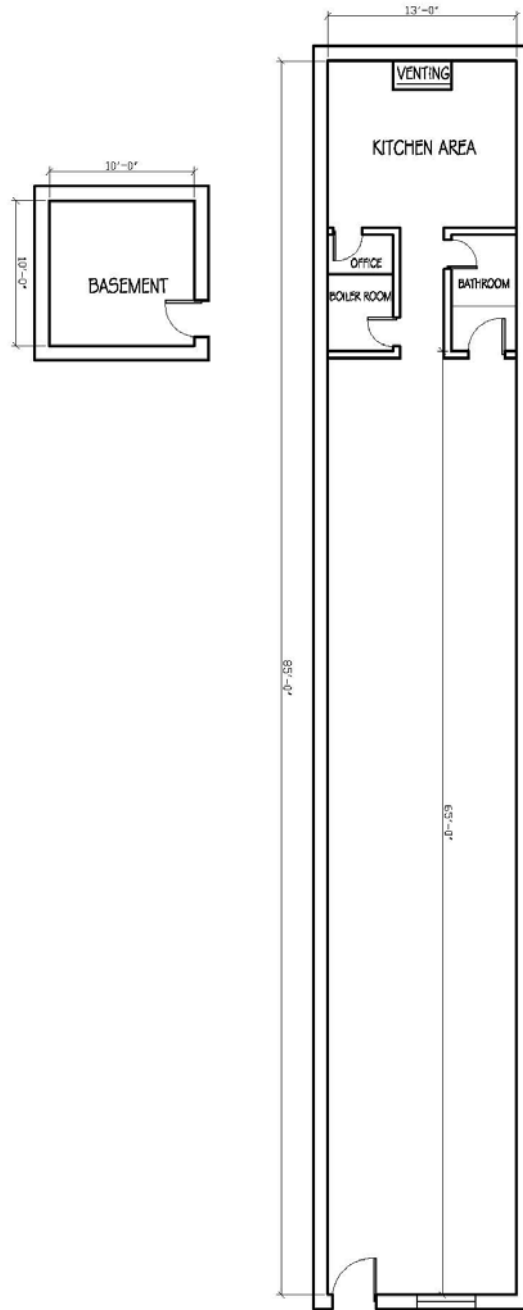
DUMANN Realty, LLC 235 West 23rd Street / 5th Floor / New York NY 10011
T 212.505.6300 / F 212.505.6444 / www.dumann.com

Procuring broker shall not be entitled to a commission even upon producing a ready, willing, and able purchaser or lessee or as the procuring cause of the transaction. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, when, as and if received by us and only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing, is from sources deemed reliable such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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FLOORPLAN



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KITCHEN CONTENTS

- South bend 6 burner stove with oven
- 6 Burner stove without oven
- Vulcan fryer
- Candy soup stove
- Gas Rice Maker (Commercial size)
- 3 Compartment large sink
- 2 Door lowboy refrigerator with shelving
- Beverage-Air refrigerator (2—1 door)
- Tea urn (2 Spickets)
- 7—2 Top tables with glass tops (custom made)
- 7—4 Top tables with glass tops (custom made)
- 42 Chairs
- Hood

BASEMENT CONTENTS

- Freezer 6 x 4 x 4
- Scotsman ice maker
- Metro shelving
- Sink with sideboard
- Stainless steel shelving

OTHER DETAILS

- Brand new boiler
- Bathroom with handicap accessibility
- HVAC



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