

FOREST HILLS QUEENS BOULEVARD

LOCATION:

108-40 and 108-50 Queens Blvd
Forest Hills, Queens, NY 11375

SIZE:

Medical Office 2,451 SF
Currently Vacant
Restaurant Space 2,068 SF
Cheeburger Cheerburger
Available November 2022

DESCRIPTION:

- Well Maintained Building
- Off 71st Road
- One Block from busy Subway Dtop
- High Ceilings
- Partial Storage Basements
- Can NOT be Combined

AVAILABLE: ASAP ZONING: C4-5X.

OTHER TENANTS: TD Bank, Dream City

NEARBY TENANTS: Forest Hills is home to numerous national, regional and local business.

NEIGHBORHOOD: Densely populated middle and higher income neighborhood. Located near very busy subway stop, buses stops and LIRR station. Great visibility from very busy Queens Boulevard with excellent pedestrian traffic.

PRICE: Available Upon Request
RE Tax, CAM and Insurance: Above Base Year

NOTE: Excellent Highly Visible Queens Boulevard Location.



**71-Continental Avenues
Station**
E F M R
Elevator across 71 Avenue



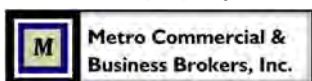
Long Island
Rail Road

2017 Ridership
Annual: 8,748,221
Avg Weekday: 27,760
Avg Weekend: 31,485

2018	1/2 Mile	1 Mile	3 Mile
Estimated Population	27,832	87,561	955,108
Estimated Median HH Income	\$77,721	\$75,556	\$58,845



This property is offered subject to availability, errors, omissions, or changes in price or terms without notice. ID #«ID»



For more information and inspection, contact
Metro Commercial & Business Brokers, Inc.
425 Linda Drive, East Meadow, NY 11554
www.metrocbb.com



John R. Wilmarth
(516) 640-5440 john@metrocb.com

Gerry Dantone
(631) 623-6914 metrocb@aol.com

108-40 and 108-50 Queens Blvd, Forest Hills, Queens, NY

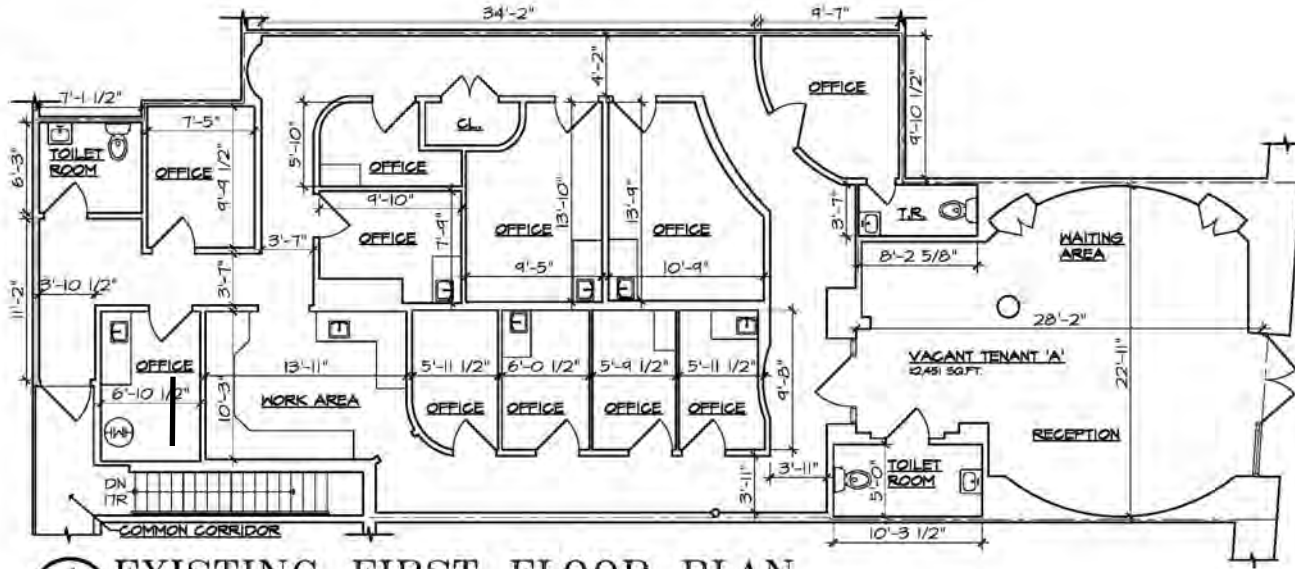


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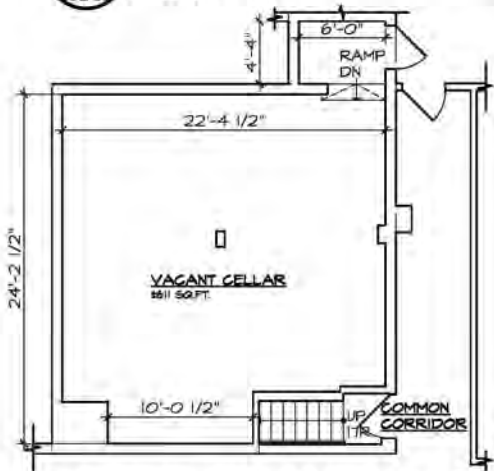
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1 EXISTING FIRST FLOOR PLAN

LOD1A SCALE 1/8" = 1'-0"



2 EXISTING CELLAR PLAN

LOD1A SCALE 1/8" = 1'-0"

NO.	DATE	ISSUED
1	5/11/22	FOR OWNERS REVIEW

LUIGI GILENO
ARCHITECT PC
ARCHITECTURE PLANNING INTERIORS
URBAN & REGIONAL DESIGN
PROJECT MANAGEMENT

108-40 QUEENS BLVD
FOREST HILLS,
NY 11375

TITLE: LEASE OUTLINE DRAWINGS
DATE: MAY 11, 2022
SCALE: AS SHOWN
JOB NO.: 22053
DWG. NO.: LOD-1A



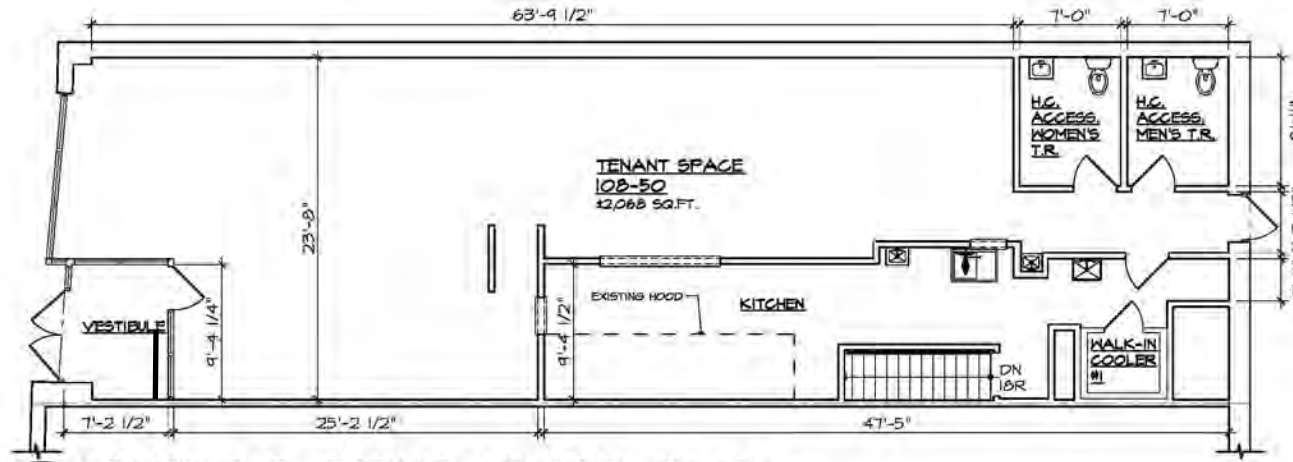
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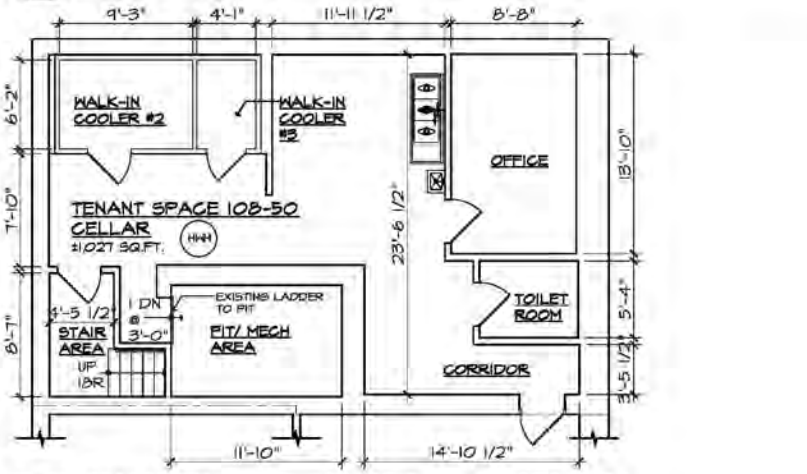
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1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING CELLAR PLAN
SCALE: 1/8" = 1'-0"

1	5/11/22	FOR OWNERS REVIEW
REV.	DATE	ISSUED
 LUIGI GILENO ARCHITECT PC ARCHITECTURE PLANNING INTERIORS VISUAL & MATERIAL DESIGN PROJECT MANAGEMENT <small>405 CHASE RD. - SUITE 202 - FOREST HILLS, NY 11375 TEL: 646-342-7000 FAX: 646-342-7001 WWW.LUIGIGILENOARCHITECT.COM</small>		
108-50 QUEENS BLVD FOREST HILLS, NY 11375		
TITLE	LEASE OUTLINE DRAWINGS	
DATE	MAY 11, 2022	
SCALE	AS SHOWN	
JOB NO.	22053	
DRAW. NO.	LOD-1B	



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