

FOREST HILLS QUEENS BOULEVARD

LOCATION:

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

SIZE: Medical Office 2,500 SF **Available**
Partial Storage basement.

DESCRIPTION:

- Well Maintained Building
- Off 71st Road
- One block from busy Subway Stop
- High Ceilings

AVAILABLE: ASAP **ZONING:** C4-5X.

OTHER TENANTS: TD Bank, Dream City and Cheeseburger Cheesburger.

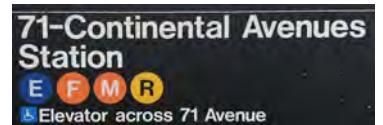


NEARBY TENANTS: Forest Hills is home to numerous national tenants, theatres, banks, everything!

NEIGHBORHOOD: Densely populated, middle and higher income area. At subway, bus stops, near LIRR. Terrific site for service business; great visibility, foot traffic at the very busy Forest Hills Subway Stop with a ridership of over 8 million per year.

PRICE: TBD RE Tax, CAM and Insurance: \$26.00/sf.

NOTE: Excellent Highly Visible Queens Boulevard Location.



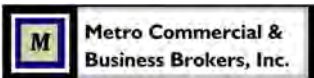
Long Island
Rail Road

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 #3211



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 Queens Blvd, Forest Hills, Queens, NY 11375



 Metro Commercial & Business Brokers, Inc.

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

 Member of
International Council
of Shopping Centers

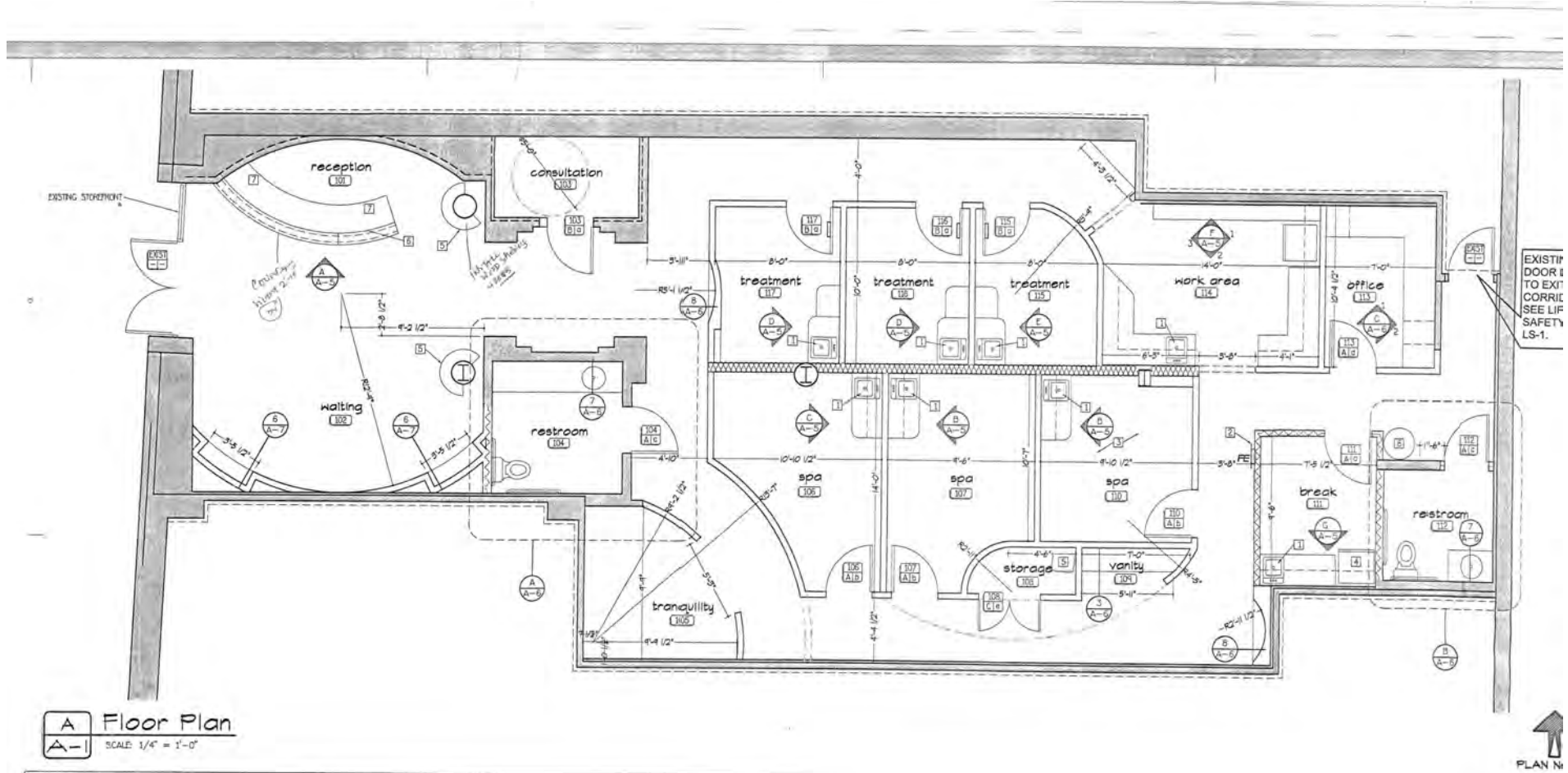
John R. Wilmarth
(516) 640-5440 john@metrocbb.com

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



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

Medical Office
2,500 SF



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

