

STORE FOR RENT



**43-44 44th Street
Off Queens Blvd
Sunnyside, NY 11104**

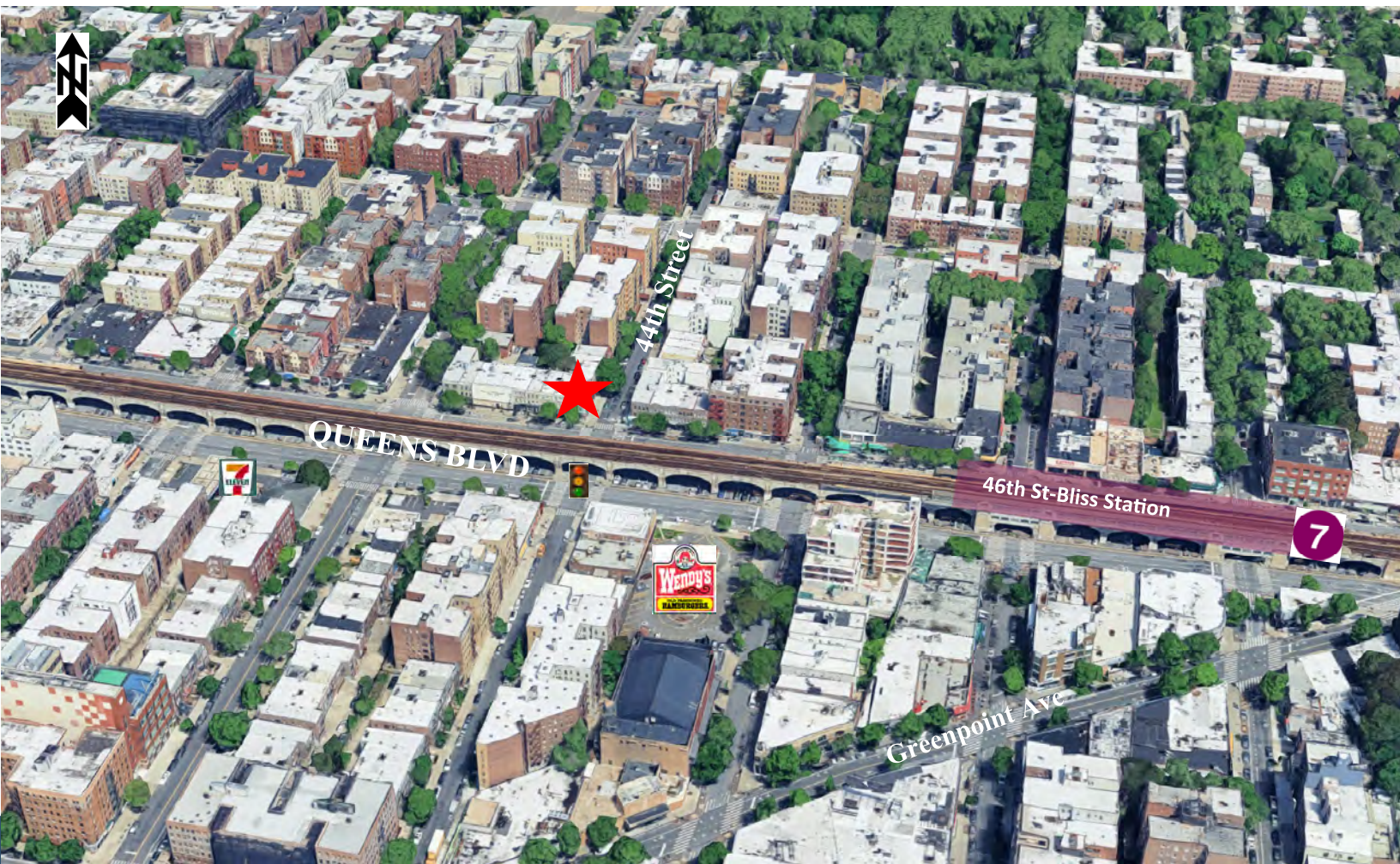
**400 +/- SF
No Basement**

Metro Commercial & Business Brokers, Inc.
www.metrocbb.com
John Wilmarth 516 640-5440 x 1
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43-19 Queens Boulevard
Sunnyside, NY 11104

John Wilmarth 516 640-5440 x1 john@metrocbb.com

Excellent corner location near the 46th Street Bliss Subway Station (7 Line). This retail location is located in densely populated Sunnyside, has excellent foot traffic with metered municipal parking under the elevated Subway Line. Available ASAP



PROPERTY INFORMATION

43-19 Queens Boulevard
NWC of 44th Street
Sunnyside, NY 11104
Queens County

Mix Use Building

AVAILABLE RETAIL

Approximately 400 SF
No Basement

RENTAL

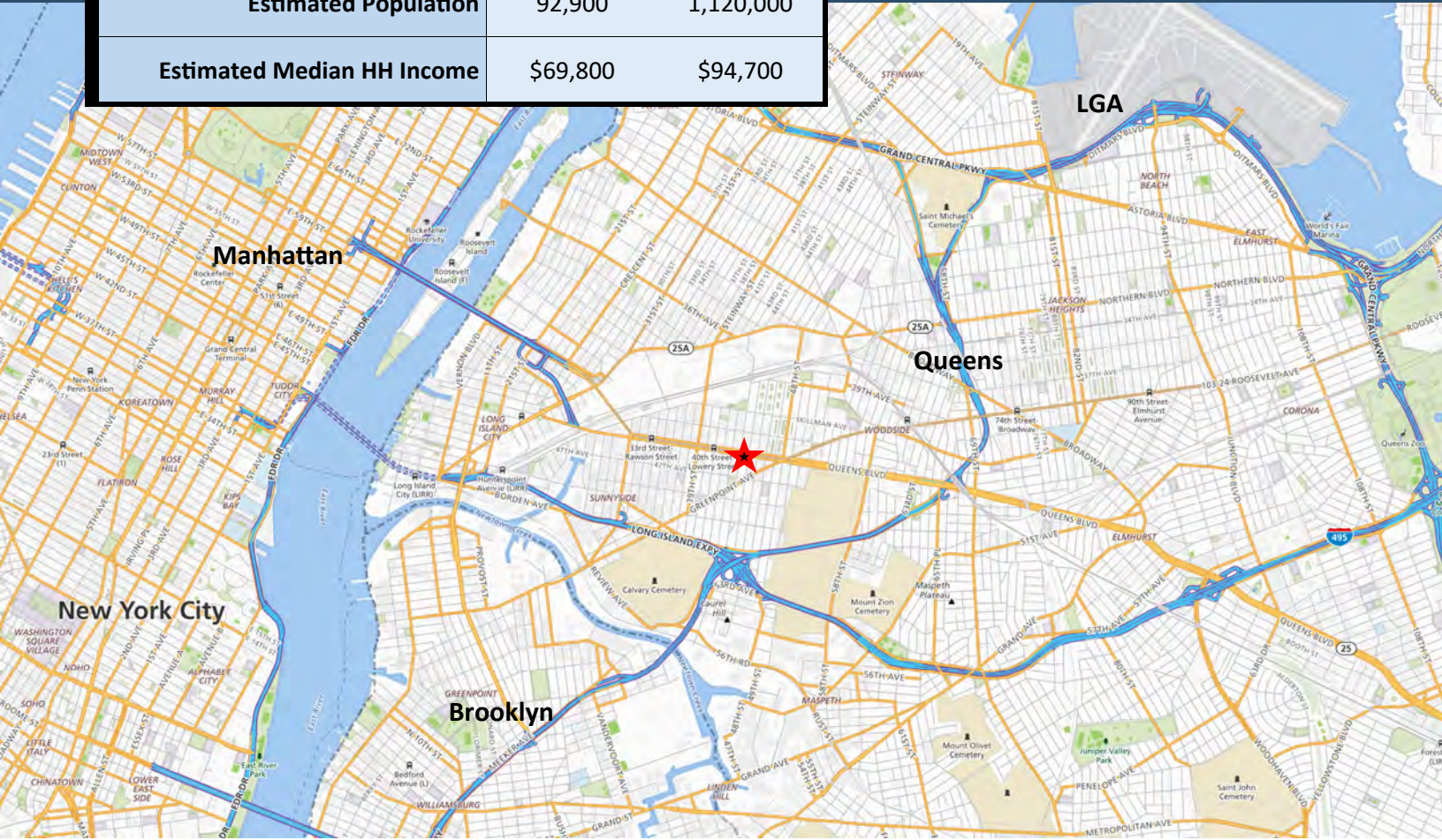
Rent: TBD
RE Tax: Approximately \$19/SF

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

Sunnyside is the Star of western Queens. A small, middle-class neighborhood, rich with access to transportation and interesting restaurants, Sunnyside has an urban look with many six-story buildings. One section, Sunnyside Gardens, has a more suburban feel. Very close to Manhattan and the Empire State Building, Sunnyside is 15 minutes from Midtown by the #7 subway.

- NY State 2019 AADT: 43,126
- Subway: 7 Train 46th St Bliss Station. - Average 2022 Daily Ridership 8,386
- Bus Lines: Q32 and Q60 Lines
- LaGuardia Airport: 15 Minutes by Car
- Long Island Expressway: 5 Minutes
- Steps from Shopping, Restaurants, Banking and Entertainment

2022	1 Mile	3 Mile
Estimated Population	92,900	1,120,000
Estimated Median HH Income	\$69,800	\$94,700



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