

FOR LEASE



54-06 31st Avenue corner 54th Street

Woodside, Queens, NY 11377

**8,549 SF plus storage basement
Formerly CVS**

Asking Rent: Upon Request

Metro Commercial & Business Brokers, Inc.

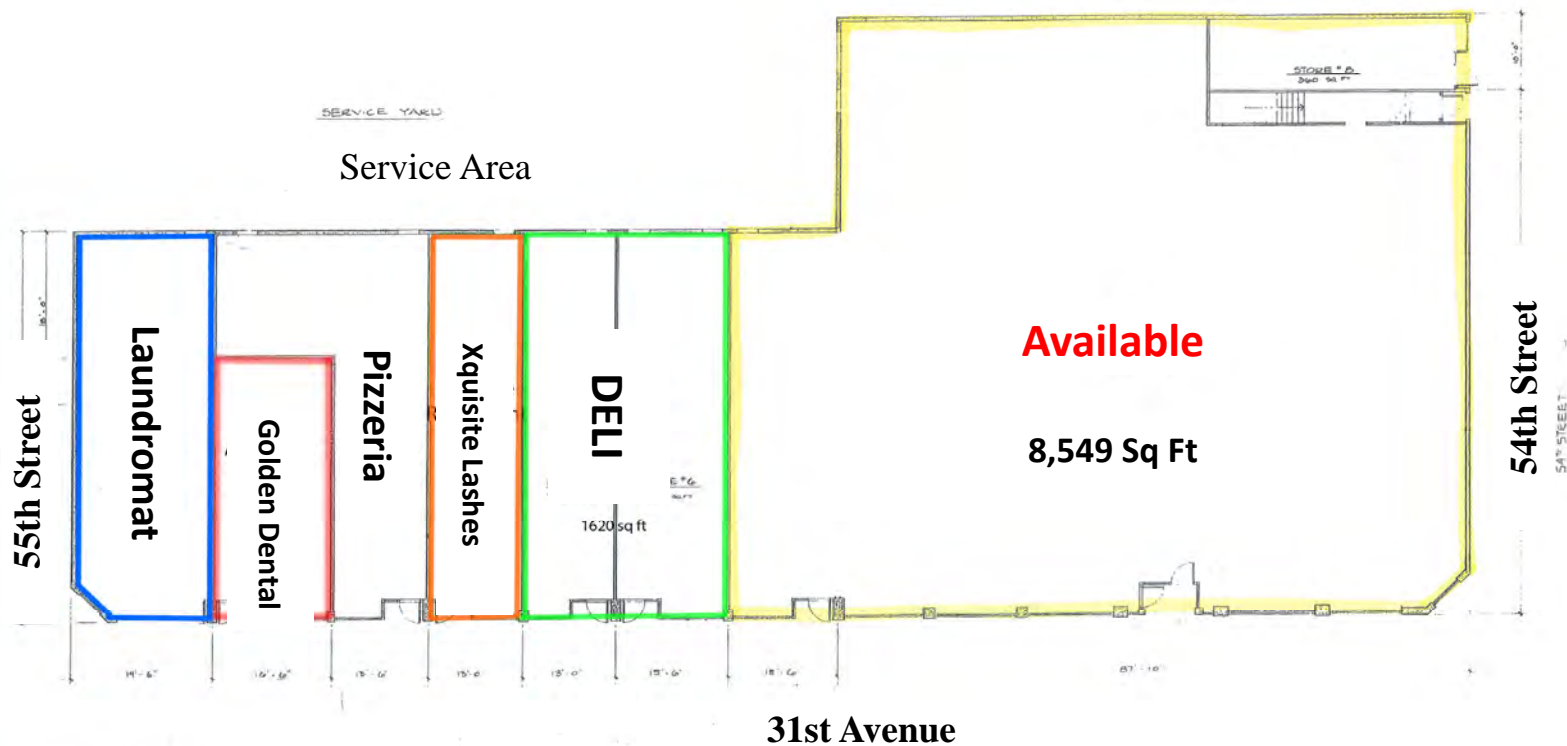
www.metrocbb.com

**John Wilmarth 516 640-5440 x 1
john@metrocb.com**

**Gerry Dantone 631 623-6914
metrocb@aol.com**

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PROPERTY INFORMATION

Address: 54-06 31st Avenue
Woodside, NY 11377
Block/Lot: 1132/1
Lot Dimensions: 16,383 SF (190.5' x 86')
Gross Building Area: 13,267 SF One Story

ZONING

C1-3/R5
C of O Use Group 6

**Note CVS has three years remaining on their Lease. Offered as a new direct longer term lease with the landlord.

AVAILABLE

8,549 SF Ground Floor
7,950 SF Storage Basement
Rear Loading
Service Elevator
Sprinkler System

RE Tax: \$14.86 per SF
Insurance: \$0.95 per SF
CAM: \$0.80 Per SF

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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.

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Woodside is a residential and commercial neighborhood in the western portion of the borough of Queens in New York City. The site is situated across the street from Boulevard Gardens a 960 unit Co-Op Apartment Complex and one block east of the Woodside House (NYCHA) with 1,357 units. Additionally the site is surrounded by multiple apartment buildings and multi family houses. The Q18 bus stop is in front of the store and the Northern Blvd Subway Stop (M and R Lines) is located two blocks south with an annual ridership of 2,008,091 (2019).

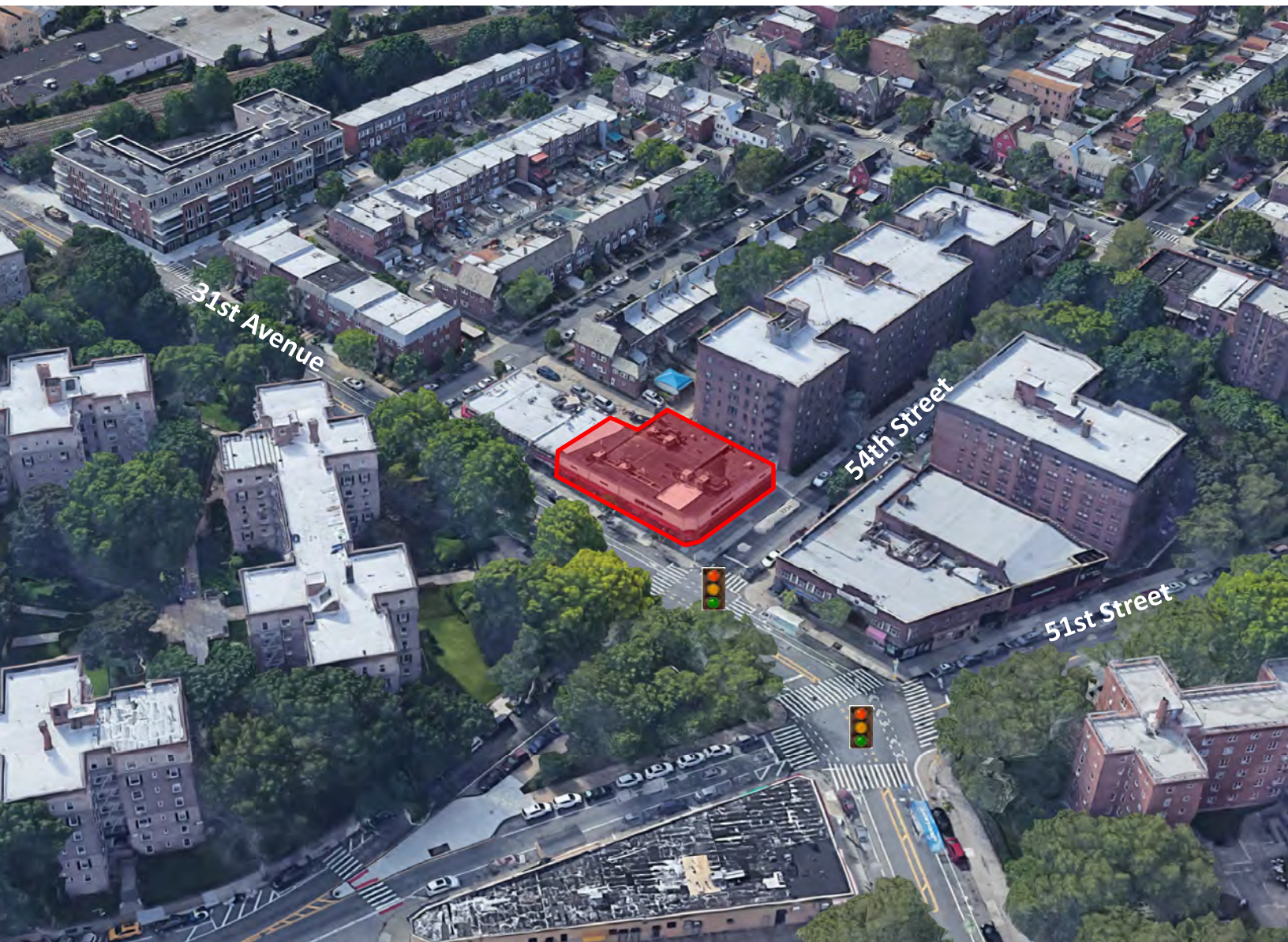


2021	1 Mile	2 Mile	3 Mile
Estimated Population	143,626	478,147	912,856
Estimated Median HH Income	\$70,596	\$69,938	\$81,560

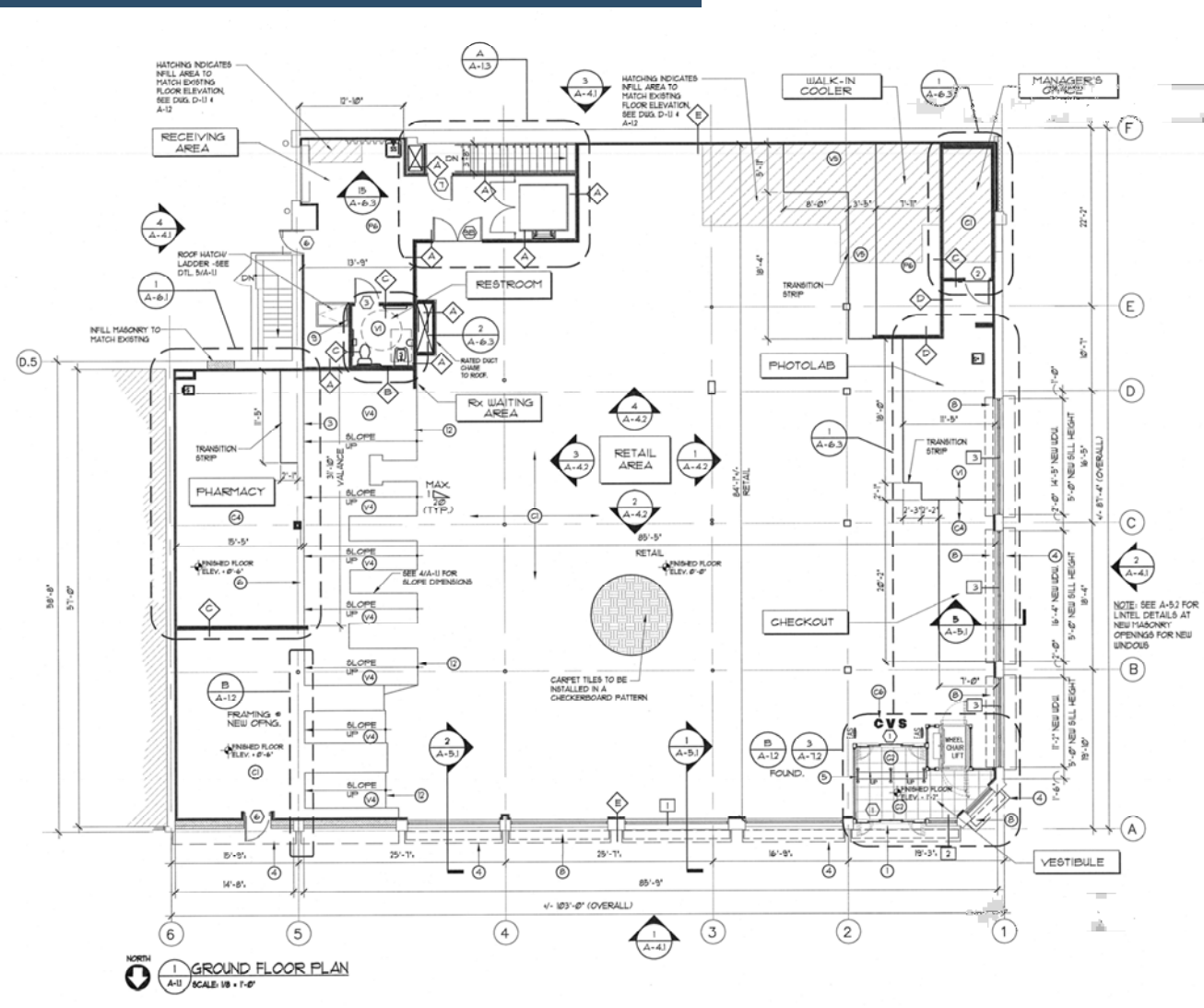
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8,549 SF
First Floor



7,950 SF
Basement

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