

RETAIL CORNER FOR LEASE 118-19 Liberty Avenue, Richmond Hill NY 11419



PROPERTY INFORMATION:

Property Type:	Mixed Use
Block / Lots:	9556 / 29
Lot Dimensions (approx.):	18.57' x 93.66'
Lot Area (approx.):	1,748 SF
Building Area (approx.):	3,737 SF
Number of Floors:	3
Zoning:	C4-2
Corner Space (approx.):	1,000 SF
Rear Space (approx.):	750 SF
2nd FL Space (approx.):	1,000 SF

For additional details please contact:

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DESCRIPTION:

This fantastic retail opportunity is located just a few steps from the entrance to the A-Train station located on Liberty Avenue and Lefferts Blvd in the heart of Richmond Hill. This is the busiest corner in the whole neighborhood with incredible foot and car traffic passing by the property every day. Nearby notable businesses include McDonald's, Burger King, Popeye's, TD Bank, Chase, Citi, and Capital One Bank.

There are 3 spaces potentially available for lease and could also be combined. The space with frontage on Liberty Ave is approximately 1,000 SF with an additional 750 SF in the basement, the rear space on Lefferts Blvd is approximately 750 SF, and the second floor space is approximately 1,000 SF.

This is a unique opportunity to lease one of the most desired retail locations in the entire area. All uses will be considered.

Price Available Upon Request

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages, and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.**