



Prime Astoria Mixed-Use Property For Lease

📍 35-02 Ditmars Boulevard, Astoria, NY 11105

Rental: \$22,000/M

Ground-Floor Storefront for Lease | \$22,000/Month



SPACE DETAILS

- Approx. 1,800 SF Ground Floor
- Approx. 1,700 SF Full Basement
- Zoning: R5D / C1-3
- Current CO: Restaurant
- Separate Electric & Gas Meters



PROPERTY HIGHLIGHTS

- Prime Corner Exposure
- Central Air Conditioning
- Sidewalk Heating System
- Walk-In / Refrigerated Storage
- Strong Foot & Vehicle Traffic
- Near Astoria–Ditmars Blvd
- N / W Trains to Manhattan



LEASE TERMS

- First Month's Rent
- 6-Month Security Deposit
- 2 Months Free Renovation
- Ideal for Restaurant, Retail & Service Uses
- Other Commercial Uses Subject to Approvals



Sophia X. Yao

List Agent
LIC. RE Broker

📞 929-260-9118



Kayo Lee

Co-List Agent
LIC. RE Salesperson

📞 917-225-5503



Sophia Yao
Real Estate Team

