

Storefront Retail | Astoria

12-14 36th Ave



THE HORIZON TEAM



Location	12-14 36th Ave between 36th Ave & 12th St
Size: Ground Floor	882 SF Ceiling Height: 8'8'
Frontage	96 FT
Currently	Vacant
Possession	Immediate
Price	\$47.62/SF/YR

Ground-floor commercial space available at 12-14 36th Avenue in Astoria. Approximately 882 SF, delivered white box with floor-to-ceiling glass frontage offering excellent visibility and natural light. Open layout allows for flexible build-out. Features include a private bathroom and installed security gate. Ideal for office, nail salon, wellness, or service-based retail. Positioned on a well-trafficked Astoria block surrounded by strong residential density and local businesses.

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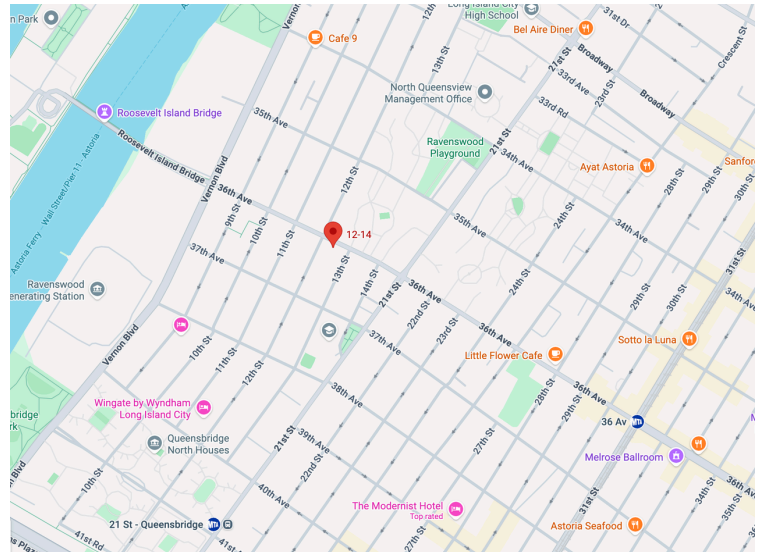
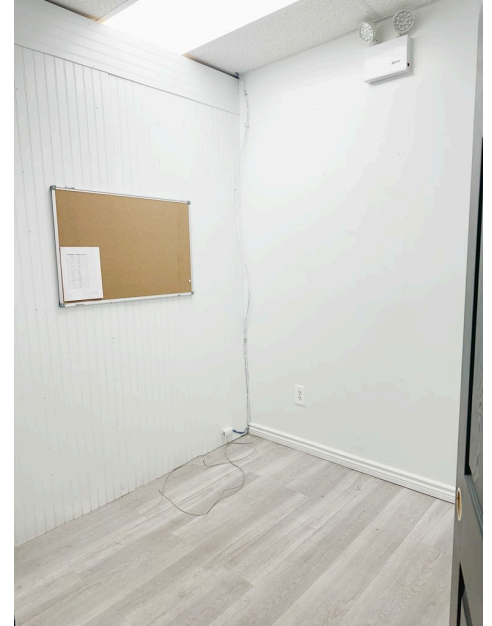
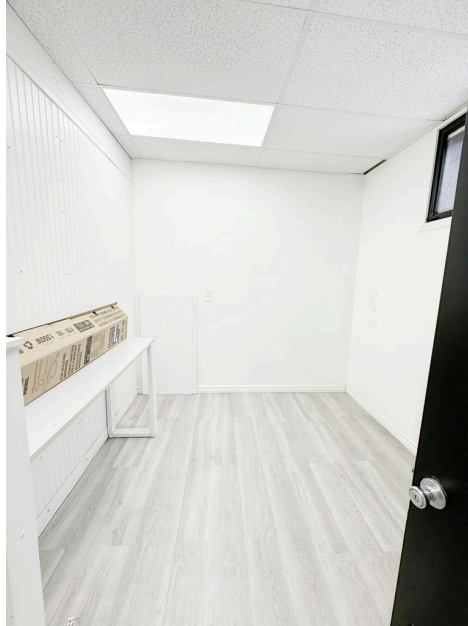
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