

FOR LEASE

Fitness/ Medical/ Office/ Restaurant/ Shopping Center/ Street Retail

**Brown
Harris
Stevens** **Bold
Honest
Smart**

162-38 Cross Bay Boulevard, Howard Beach, Queens, NY 11414



For Further Information Contact:

IRWIN RACHLIN

Sr. Associate / Advisor / Comm'l Leasing & Sales

917.696.7195

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Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

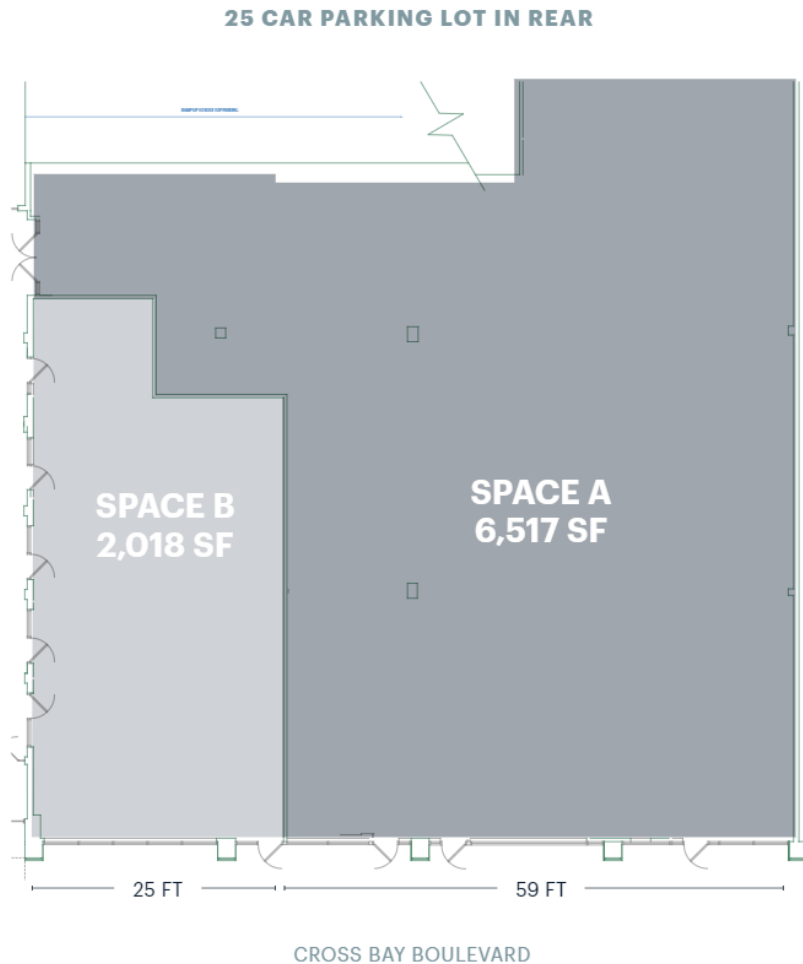
Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

BUILDING DESCRIPTION

162-38 Cross Bay Blvd, Howard Beach, Queens, NY 11414

GROUND FLOOR



LOCATION:

Between 162nd & 163rd Street

SIZE:

Ground Floor – Divisible

Space A: 6,517 SF – Divisible
Space B: 100 – 500 SF - Small Suites Only

FRONTAGE:

Cross Bay Boulevard
Space A: 59 FT
Space B: 25 FT

CEILING HEIGHT:

Ground Floor 12 FT (to the L Beam)

STATUS:

Space A – Available immediately
Space B – Available suites

POSSESSION:

Immediate

TRANSPORTATION:

Q21

Annual 449,396
Weekday 1,362
Weekend 1,887

Q41

Annual 1,196,596
Weekday 3,975
Weekend 3,419

Q52/Q53/SBS

Annual 4,137,015
Weekday 12,293
Weekend 18,545

RENT:

Upon Request

NEIGHBORS:

Russo's on the Bay, Ace Hardware, Key Food, Walgreens, McDonalds, TD Bank, Burger King, 7-Eleven, Planet Fitness and Petco

COMMENTS:

Spaces can be assembled

FREE PARKING:

25 parking spaces in rear

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SCALE 1/8" = 1'-0"

PORTION OF EXISTING FLOOR PLAN

162-38 CROSS BAY BLVD, HOWARD BEACH NY

CALL BROKER IRWIN RACHLIN, CELL 917-696-7195

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PROPERTY LOCATION

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