

10,000 SF COMMERCIAL BUILDING WITH PARKING FOR LEASE

70-17 Cooper Avenue, Glendale, Queens



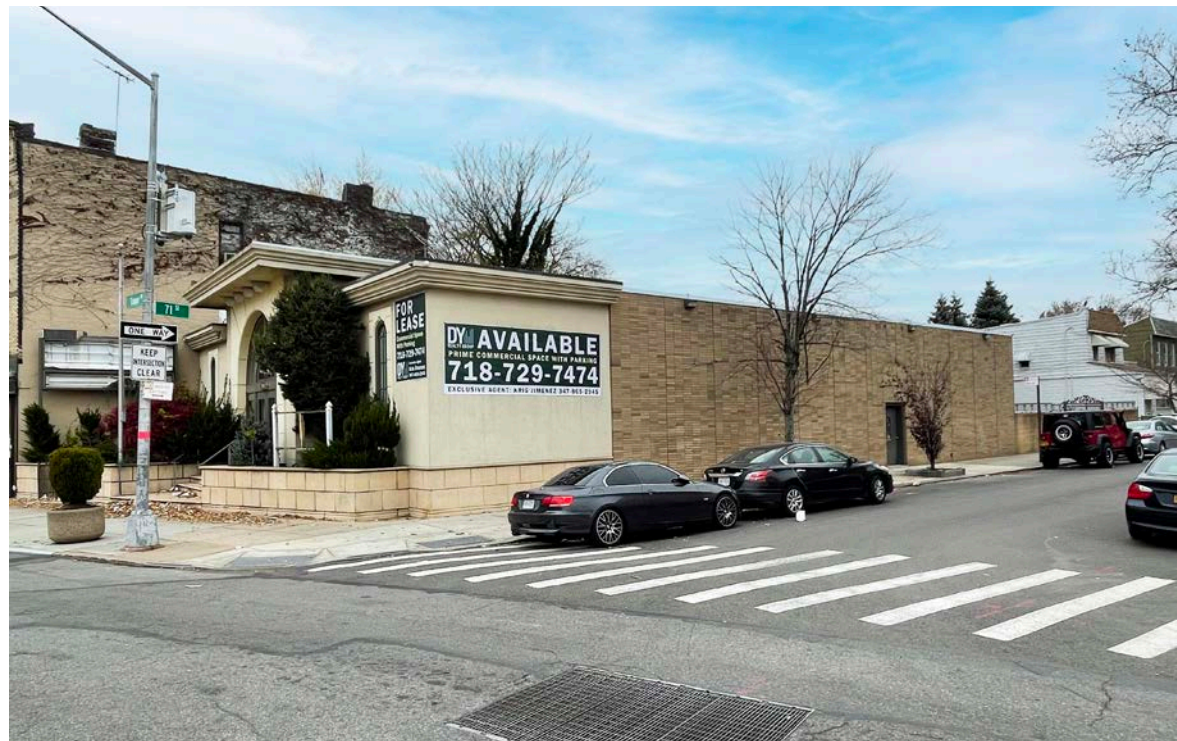
Property Description

DY Realty Group, LLC has been retained on an exclusive basis to handle the leasing of 70-17 Cooper Avenue in Glendale, Queens.

This 10,000 sf building is comprised of 5,000 sf on the 1st floor with a 15' ceiling & 5,000 sf lower level with a 11' ceiling. There is approximately 4,800 sf of dedicated parking in the rear of the building.

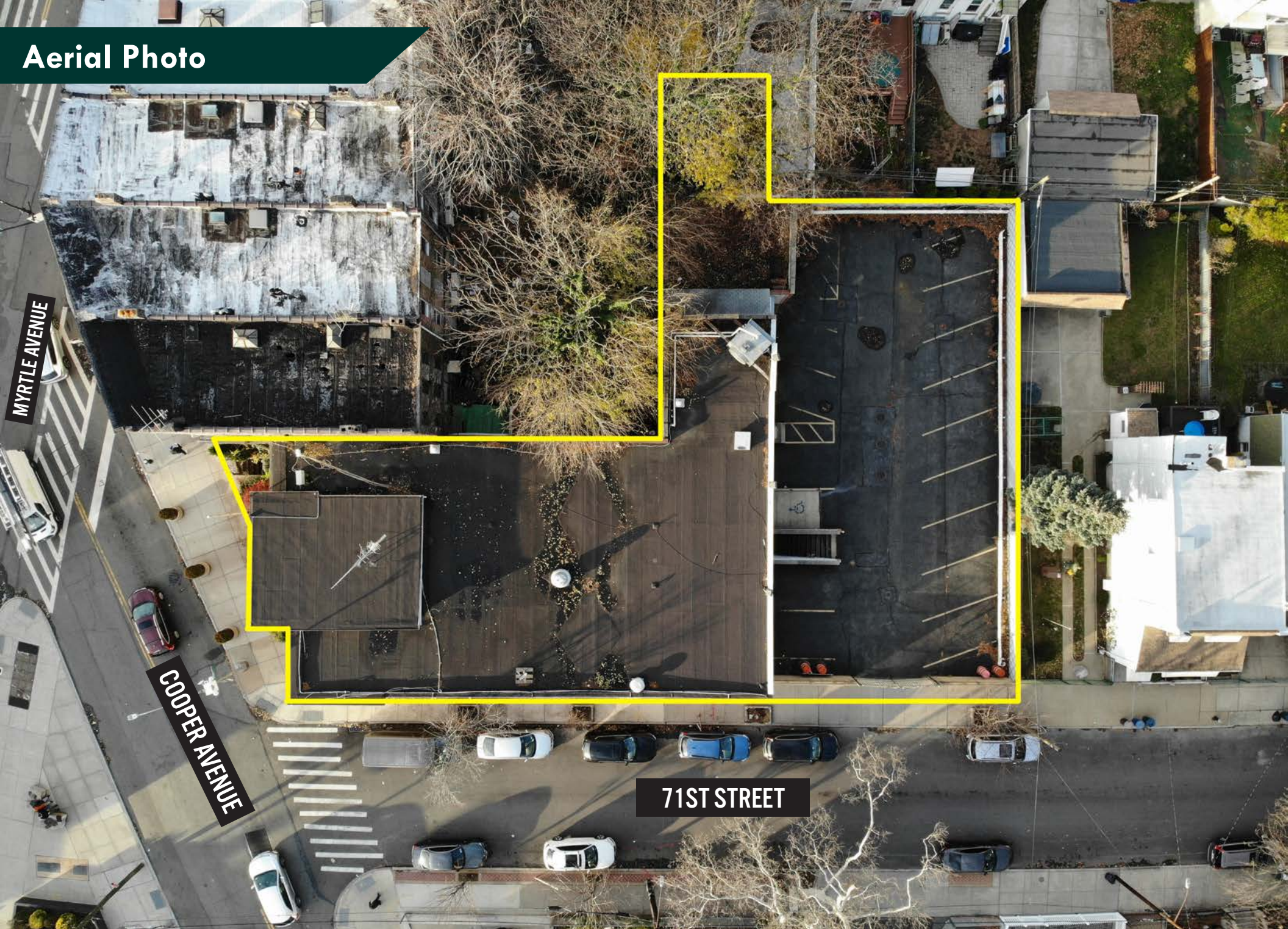
The corner site features excellent visibility from both Myrtle Avenue and Cooper Avenue. Ideal for a variety of commercial tenants, including retail, office, and medical users.

| | |
|-----------------------|--|
| Ground Floor | 5,000 sf |
| Lower Level | 5,000 sf |
| Parking | 4,800 sf |
| Ceiling Height | 15' Ground / 11' Lower |
| Total Plot | 11,340 sf |
| Ideal For | Retail / Office / Medical |
| Occupancy | 400 Persons |
| Features | HVAC Throughout Restrooms Long Term Lease Considered |
| Bus Lines | QM24 QM25 Q55 Q29 |
| Lease Price | Call or E-mail |



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Aerial Photo



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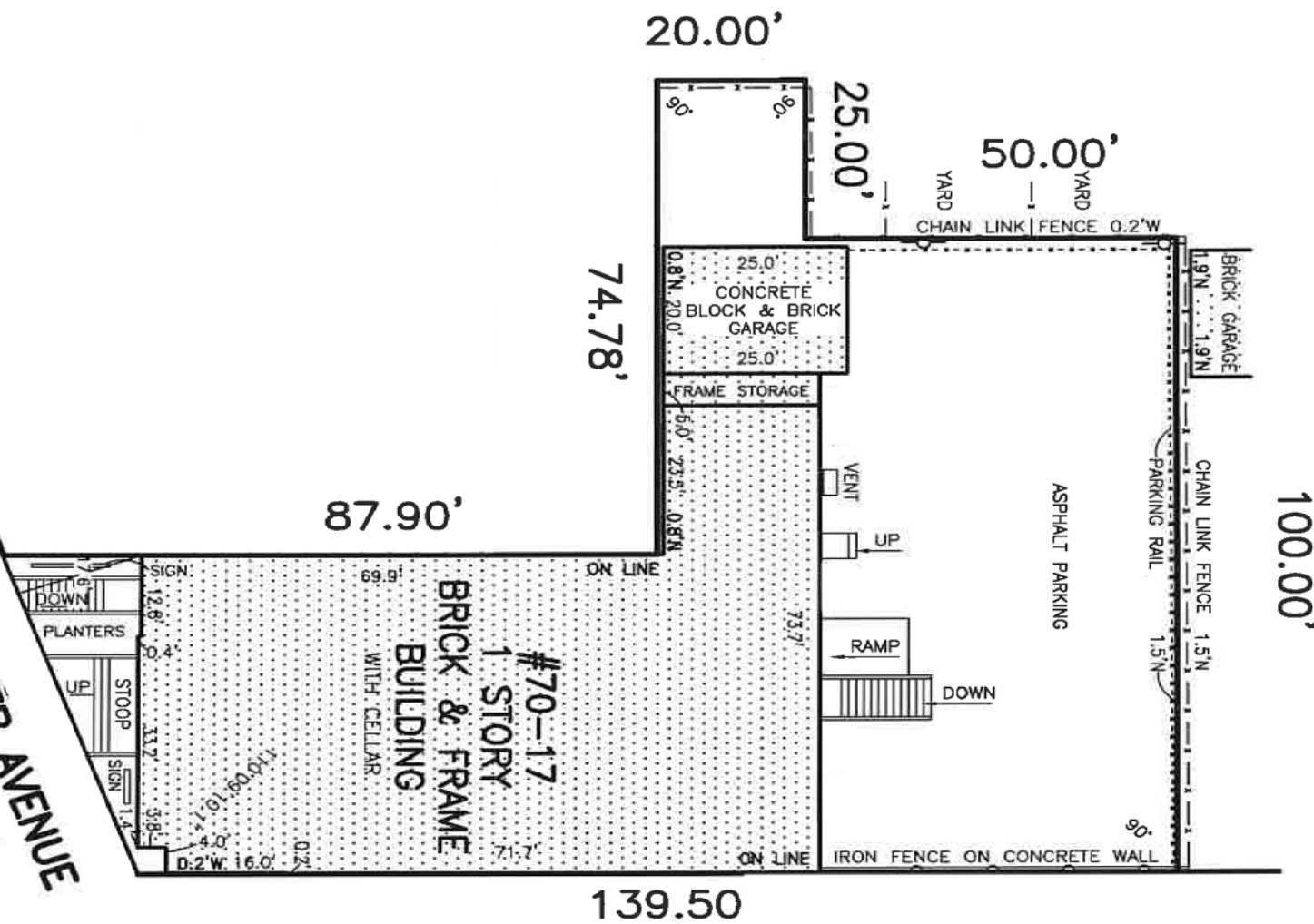
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Property Survey

SCALE 1"=30'

MYRTLE AVENUE

COOPER AVENUE



71st (50.0' WIDE) STREET
(WEBSTER AVENUE, OLMSTED PLACE)

Location Map





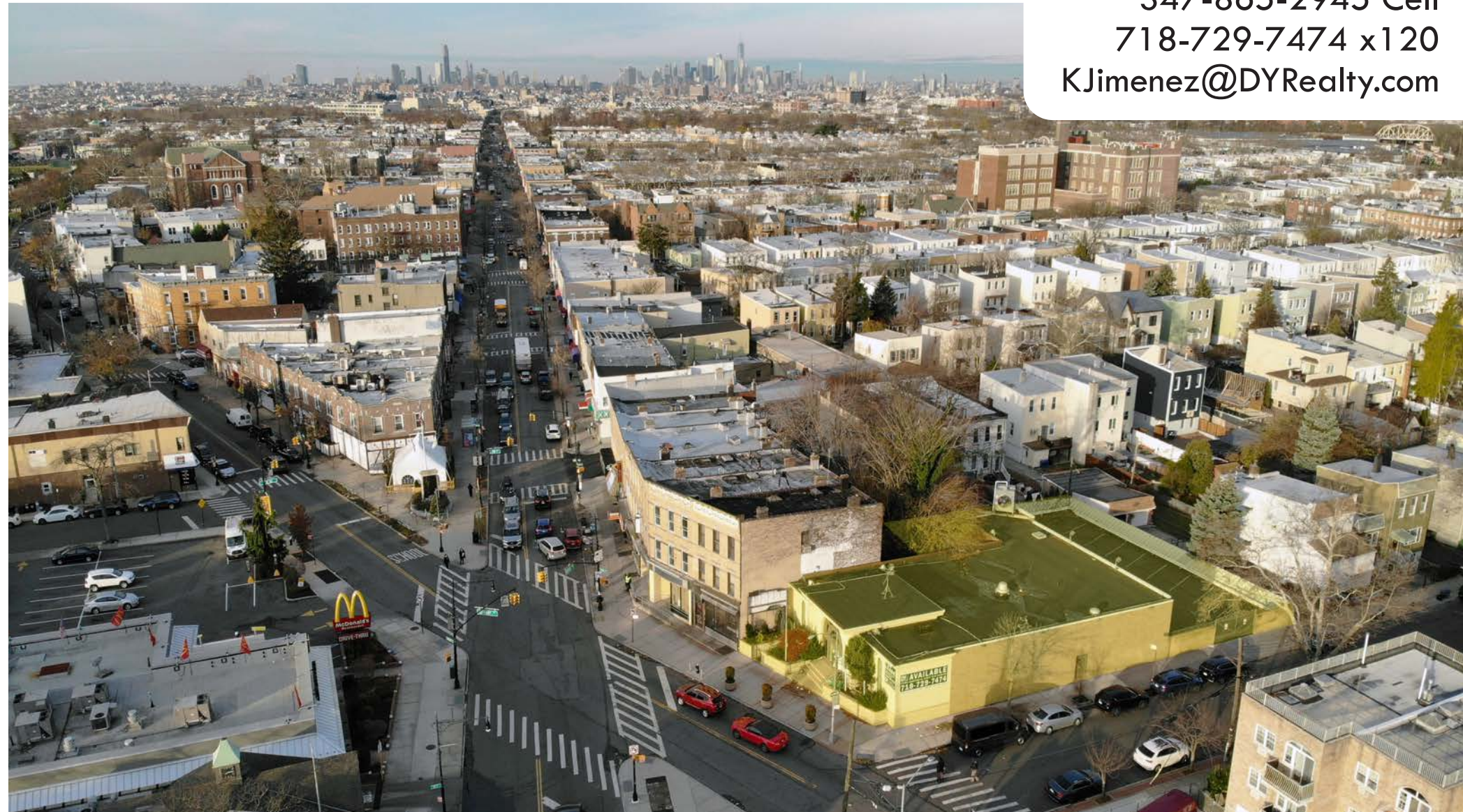
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