

Myrtle Ave Associates LLC
330 Seventh Avenue
Suite #1201
New York, NY 10001



RIDGEWOOD, QUEENS
FOR LEASE
RETAIL SPACE

ADDRESS: 59-40 Myrtle Avenue (Corner of Myrtle Avenue & Norman Street)

SIZE: Ground Floor: 522 SF
Basement: 400 SF
27.5' frontage on Myrtle Avenue
10' frontage on Norman Street

ZONING: C1-4 / R6B

RE TAXES: Pro Rata

OCCUPANCY: Immediately

LEASE: Upon Request

PROPERTY FEATURES: Corner location with high visibility.
Situated on the best retail Avenue in Ridgewood.
Within .5 miles: 13,945 residents with an average household income of \$64,393.

PUBLIC TRANSPORTATION: L train and M train with the Q39, Q55, B20, B13 service in the immediate area

Brokers are protected: Commission paid by owner.

Jason Quinn

1-917-607-7602

5940Myrtle@gmail.com



RETAIL STORE

For Lease

POLLOS
A LA
TRASA

Authentic
COFFEE SHOP

CREATING YOU ALL DAY LONG

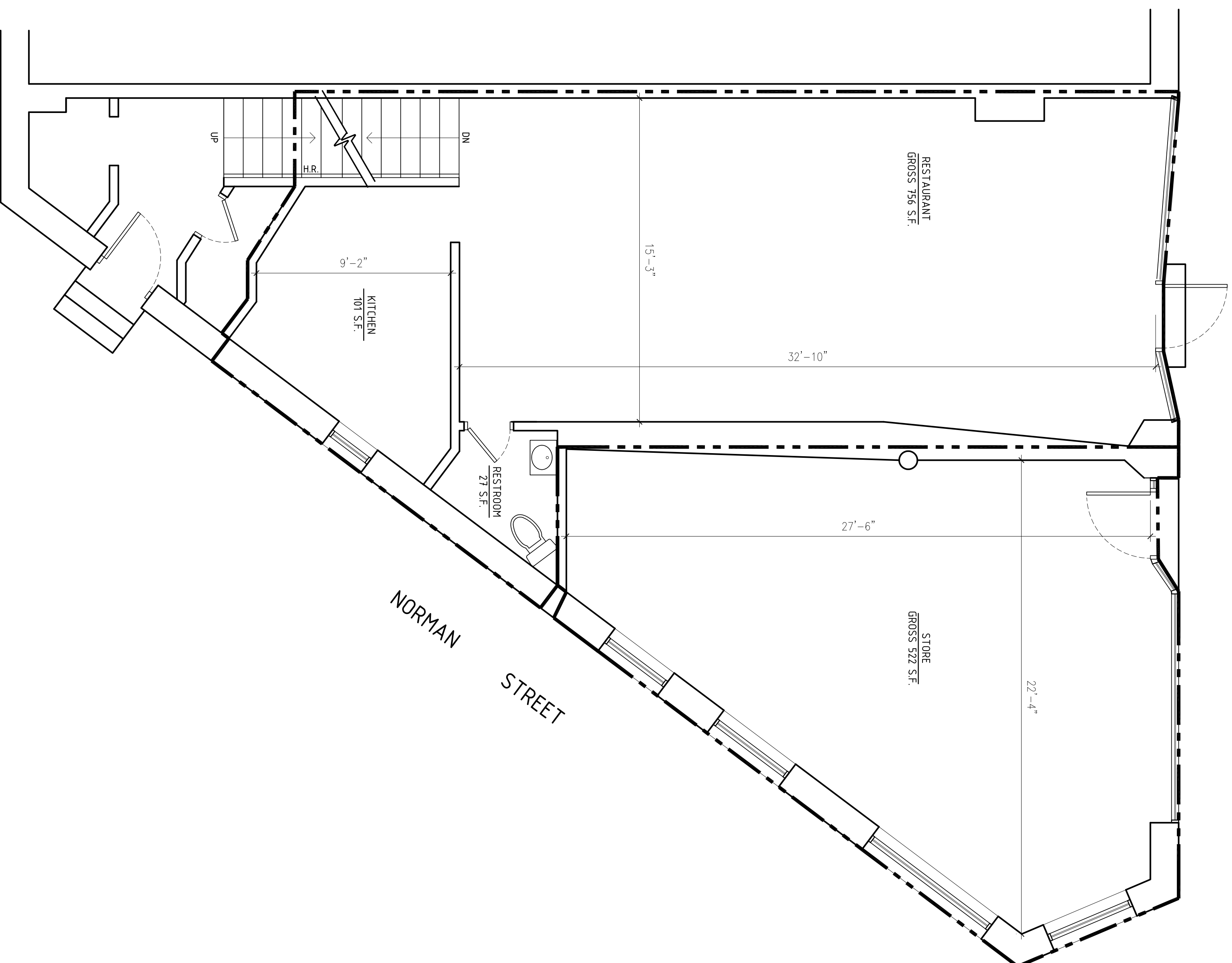
NEIGHBORHOOD TENANTS



Bank of America

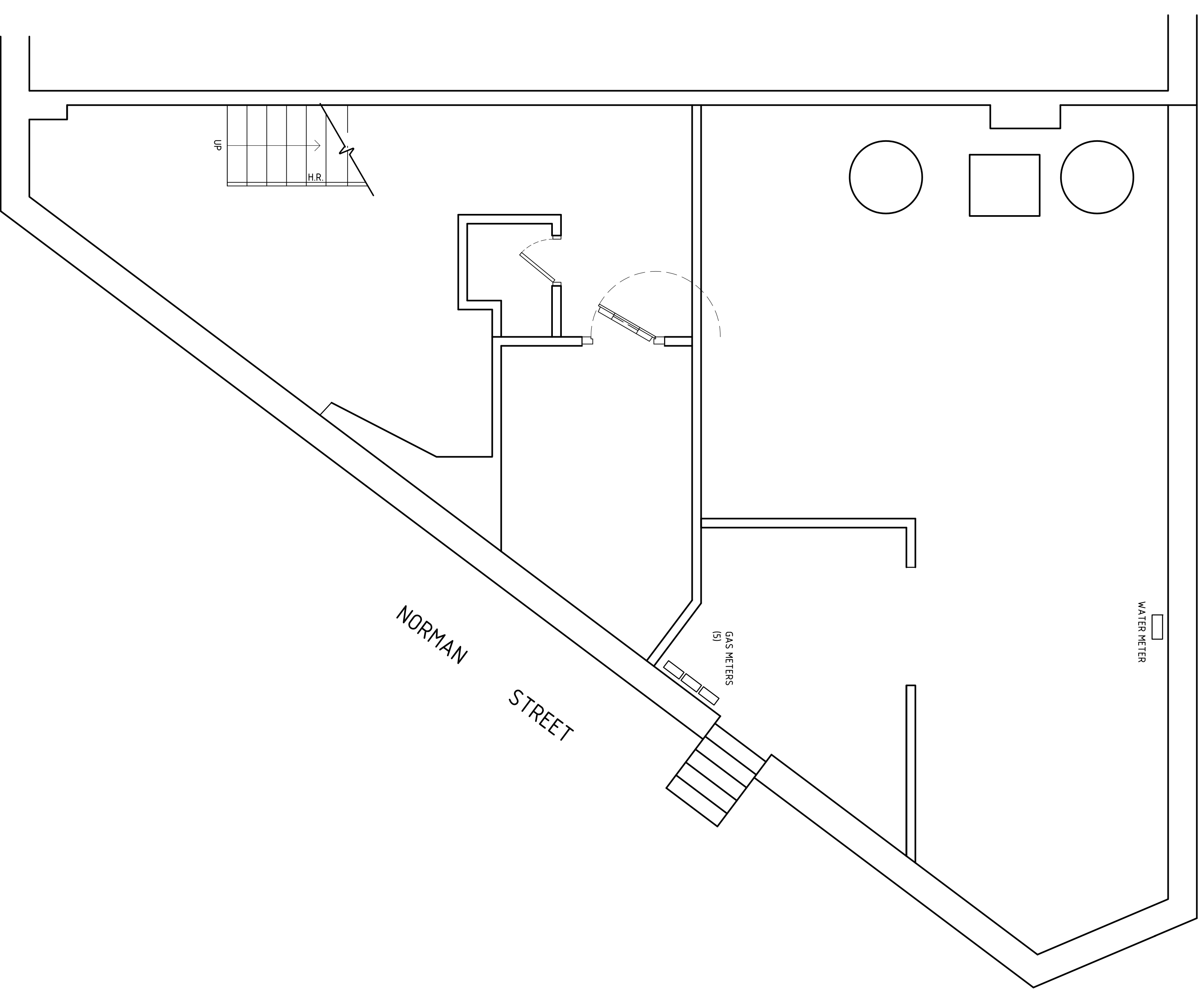


MYRTLE AVENUE



FIRST FLOOR

MYRTLE AVENUE



CELLAR