



**MODERNSPACES**  
Commercial + Investment Division



25-29 49TH STREET, ASTORIA, NY 11103

10,550 SQUARE FOOT COMMERCIAL SPACE WITH PARKING FOR SALE OR LEASE

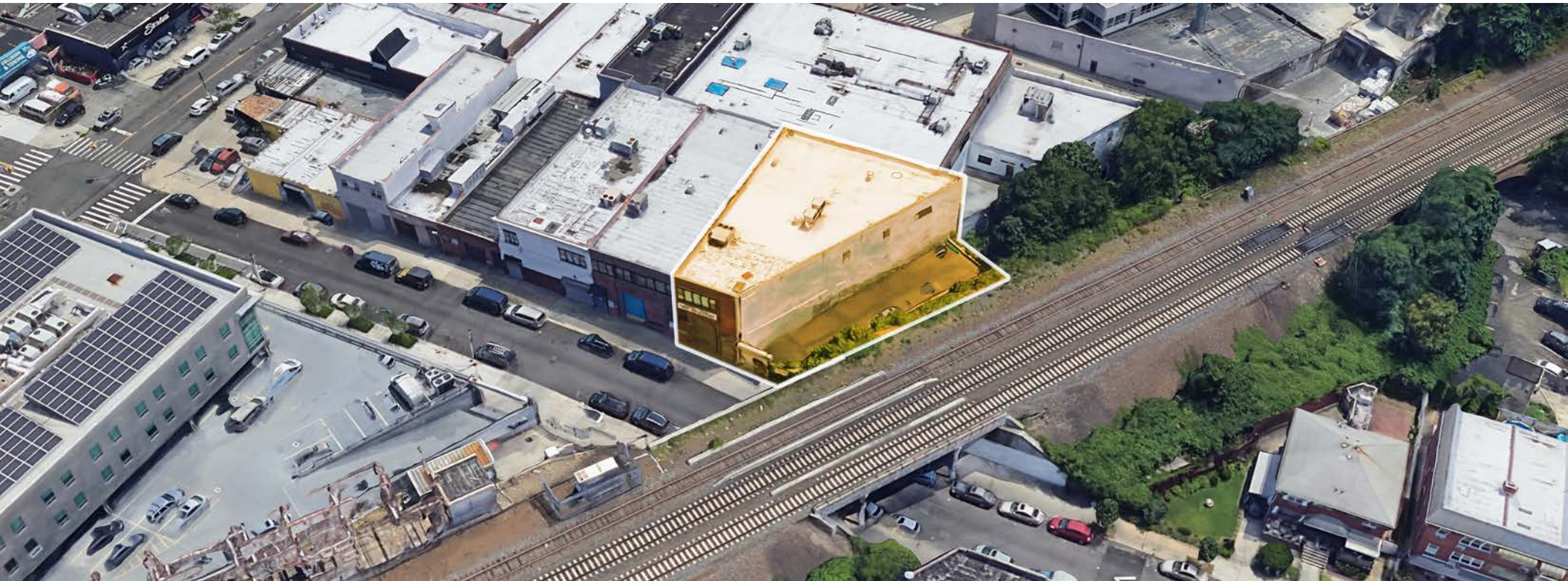
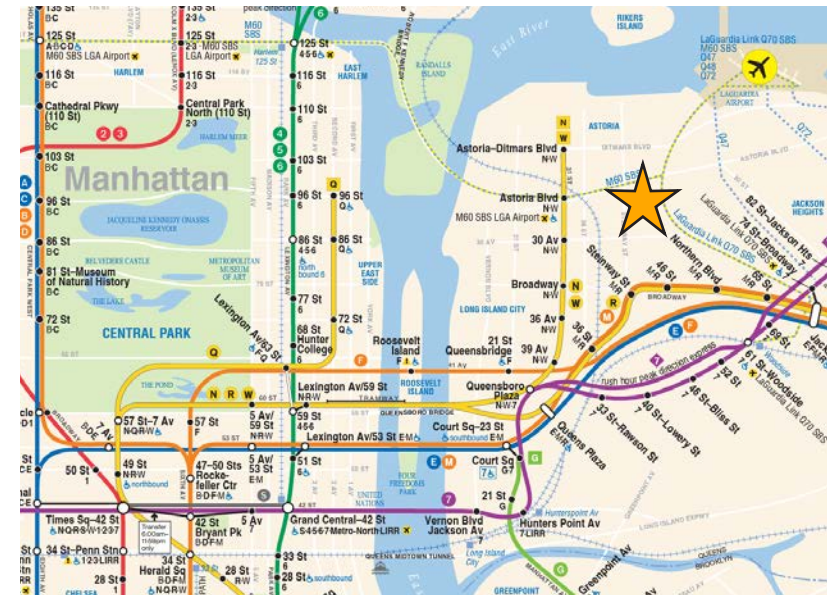


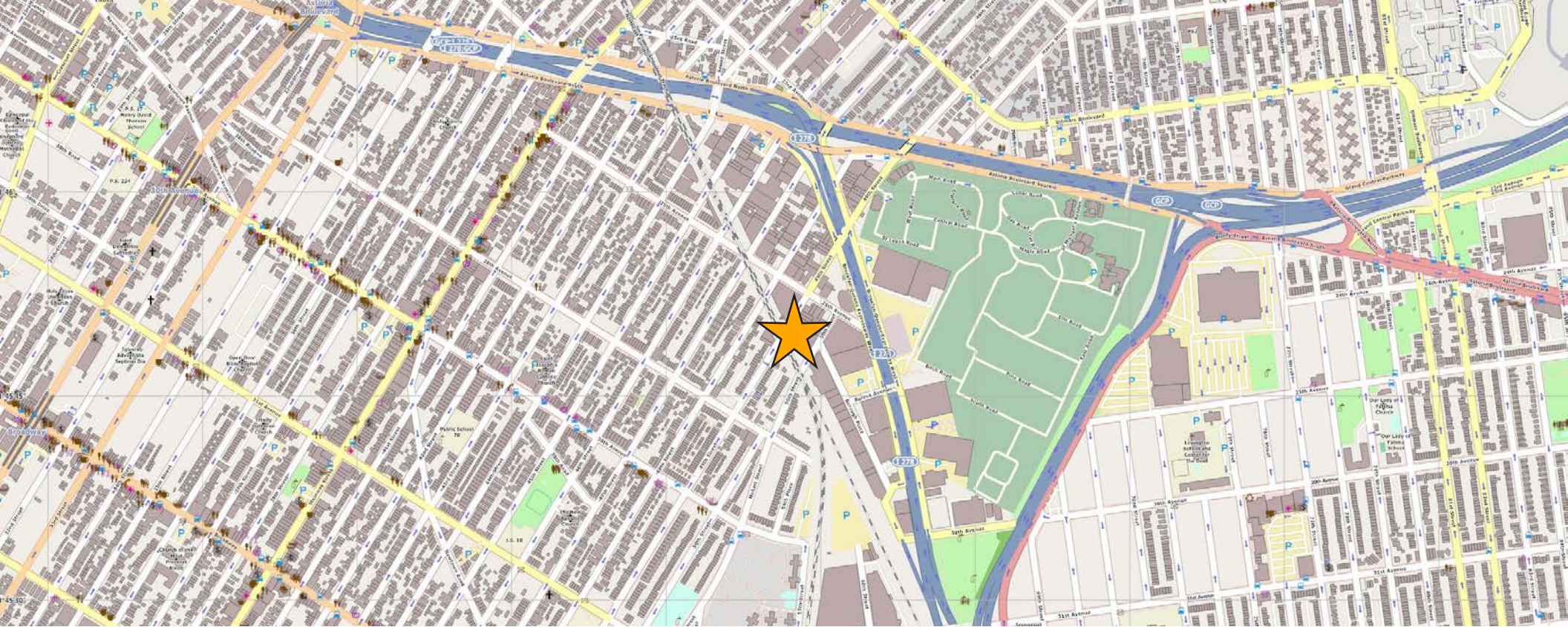
# 10,550 Sq Ft Commercial Space in Astoria for Sale or Lease

Asking Price: \$6,000,000 / Asking Rent: \$28,000/Month

## SPACE INFORMATION

- Building Address: 25-29 49th Street, Astoria, NY 11103
- Block / Lot: 745 / 36
- Building Dimensions: 50' x 100' (Approximate, Irregular)
- Total Square Feet: 10,550 (Approximate)**
- Stories: 2
- Rollup Gate/Loading Bays: 1
- Nearby Subway Lines: N, W, E, M & R
- Nearby Bus Lines: Q18, Q19, Q69, Q70, Q101, Q104 & M60





Modern Spaces Commercial + Investment Division has been exclusively retained to lease this prime Astoria commercial flex space. With easy access to the Brooklyn Queens Expressway, this space has abundant private on-site parking, a loading dock, and sizable warehouse/storage space which includes two climate controlled secure vaults. The office, showroom and work space have high ceilings and are easily configurable. In addition there is a fully equipped modern kitchen and five bathrooms. The premises also have a remote monitored security system and CCTV.

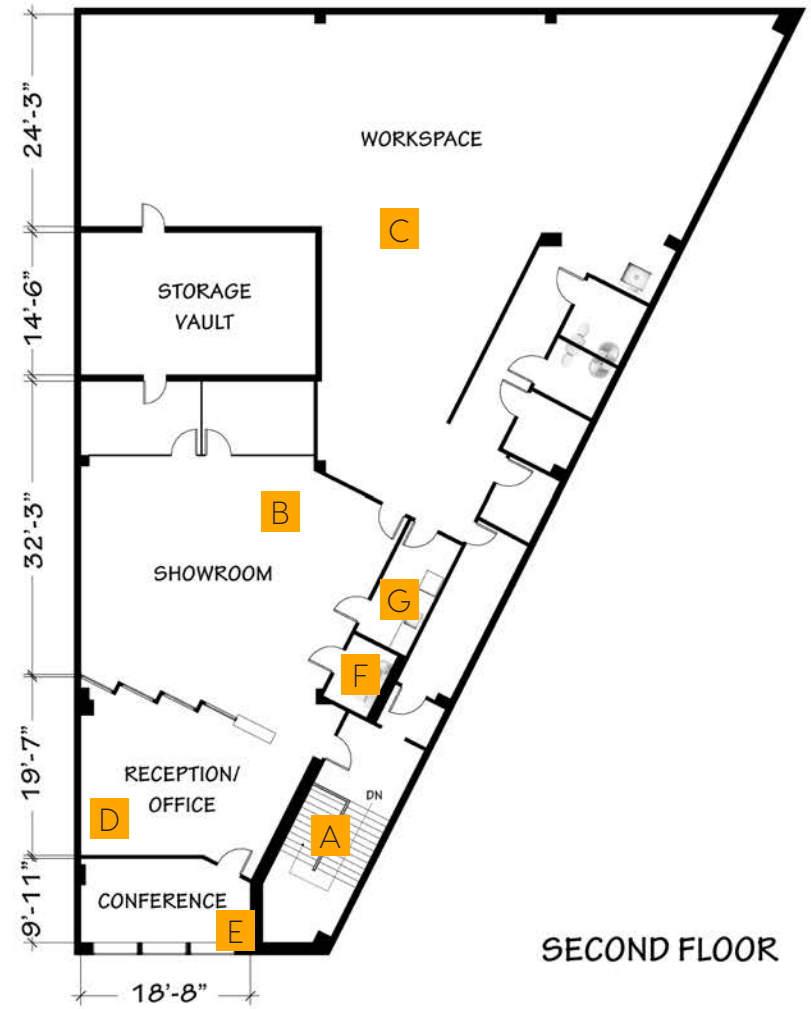
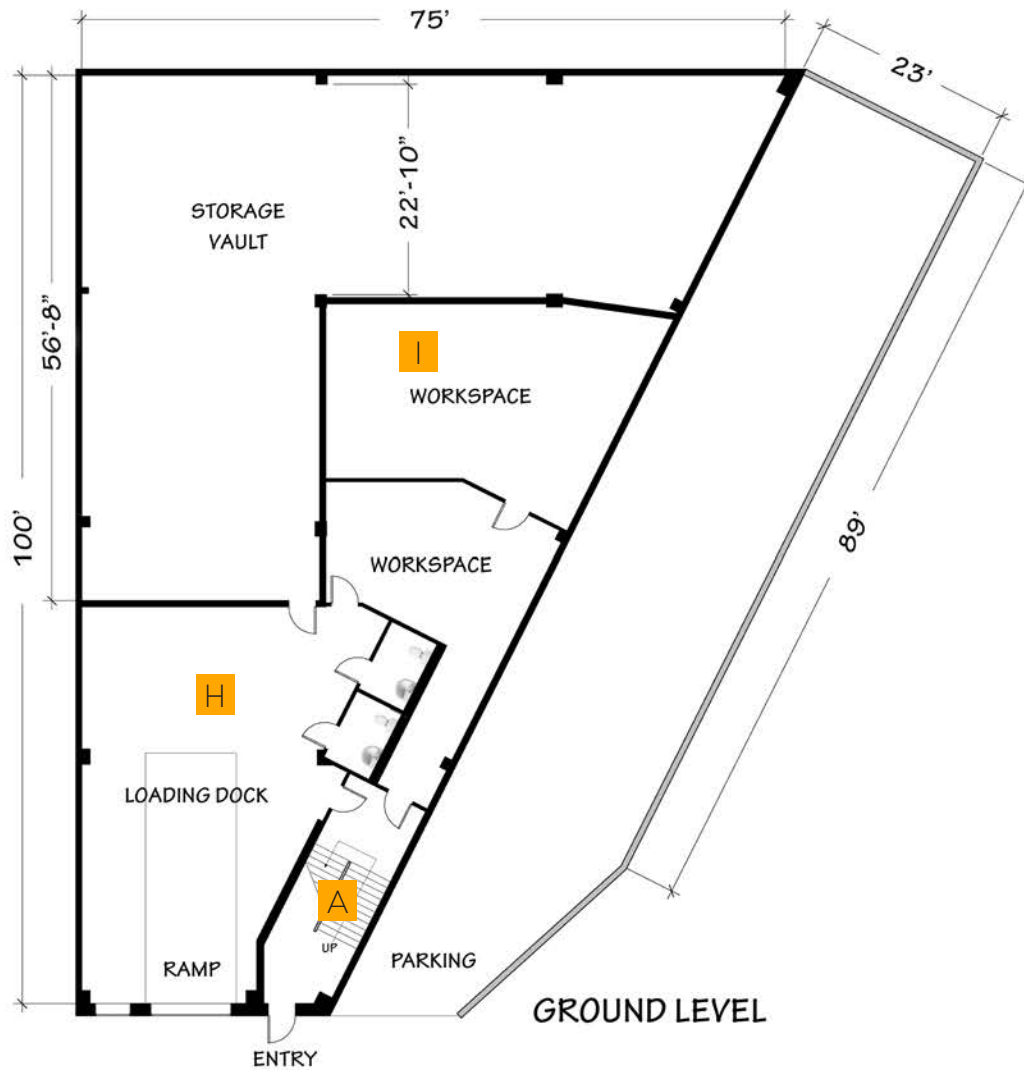




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## FLOOR PLANS





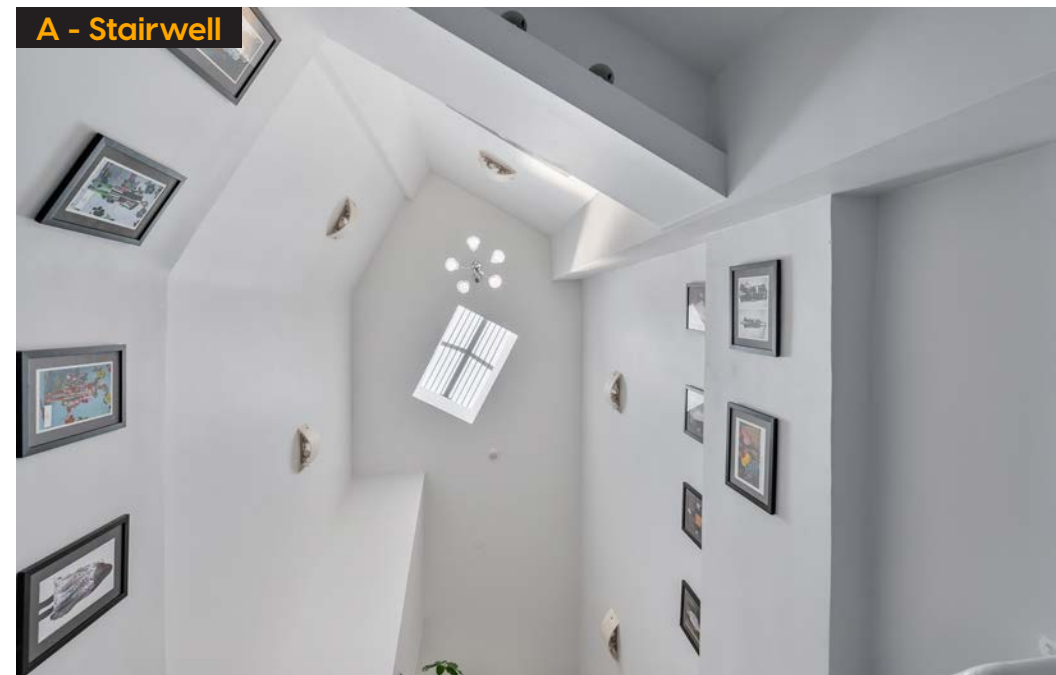
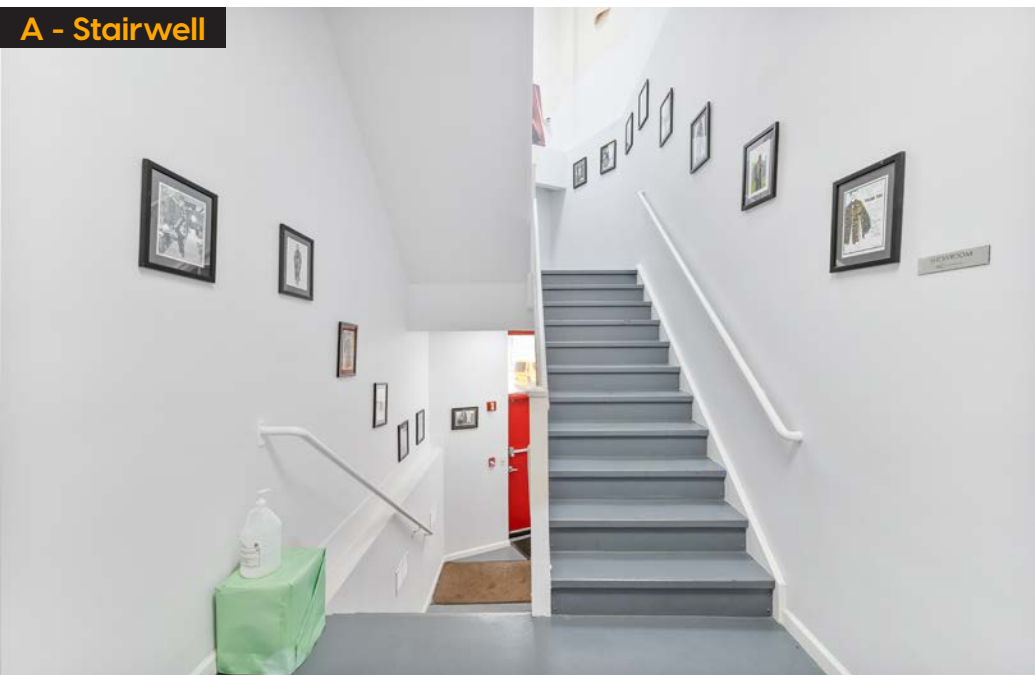
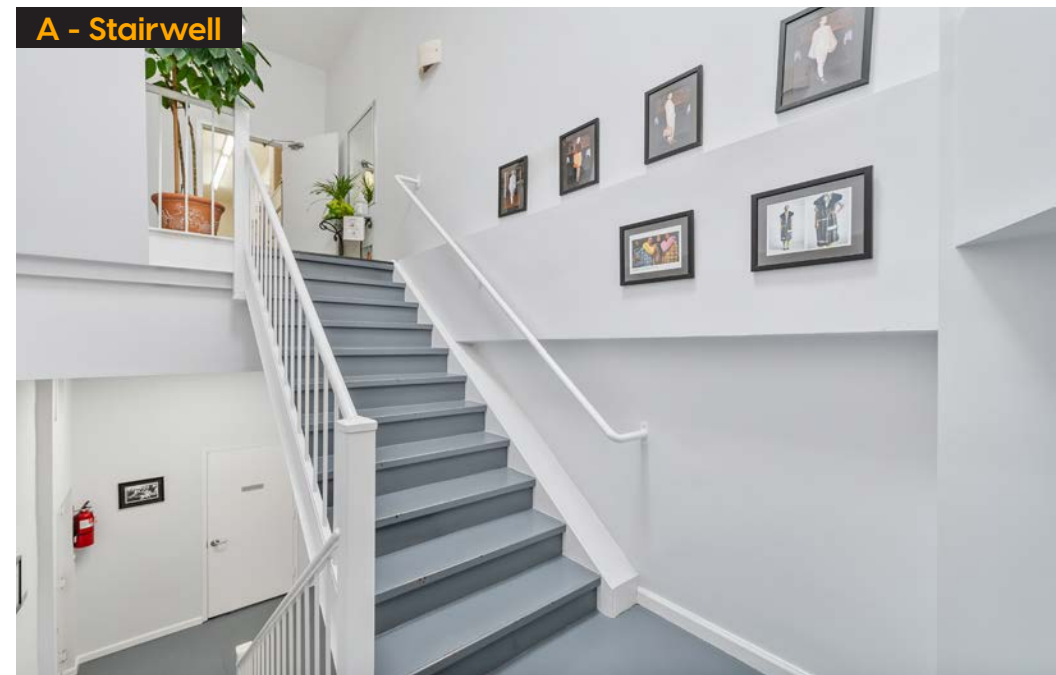
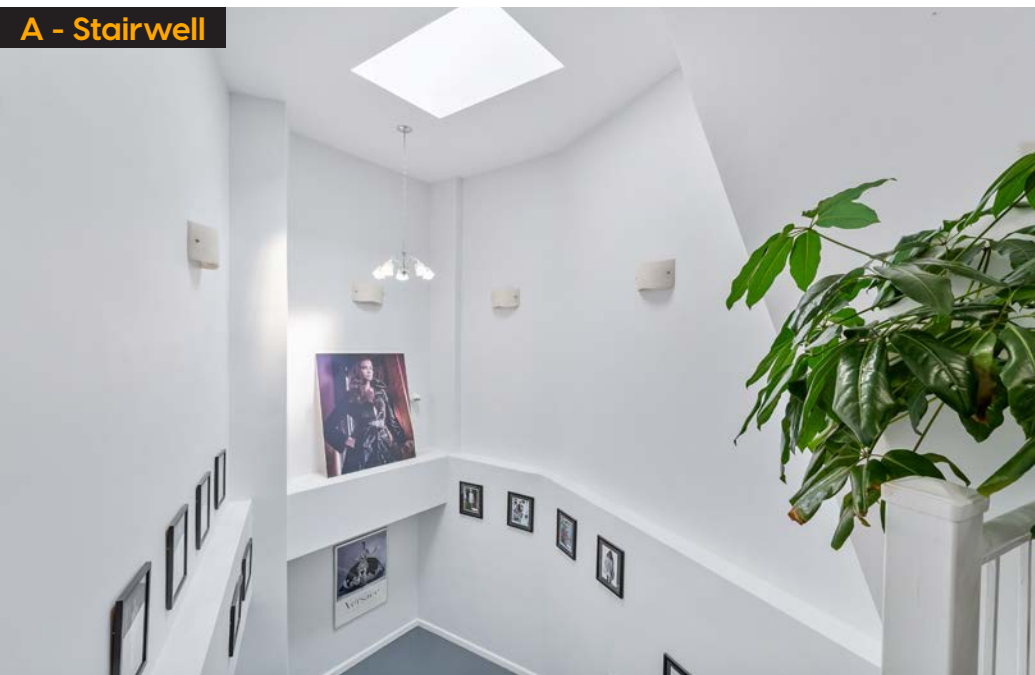
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**B - Showroom**



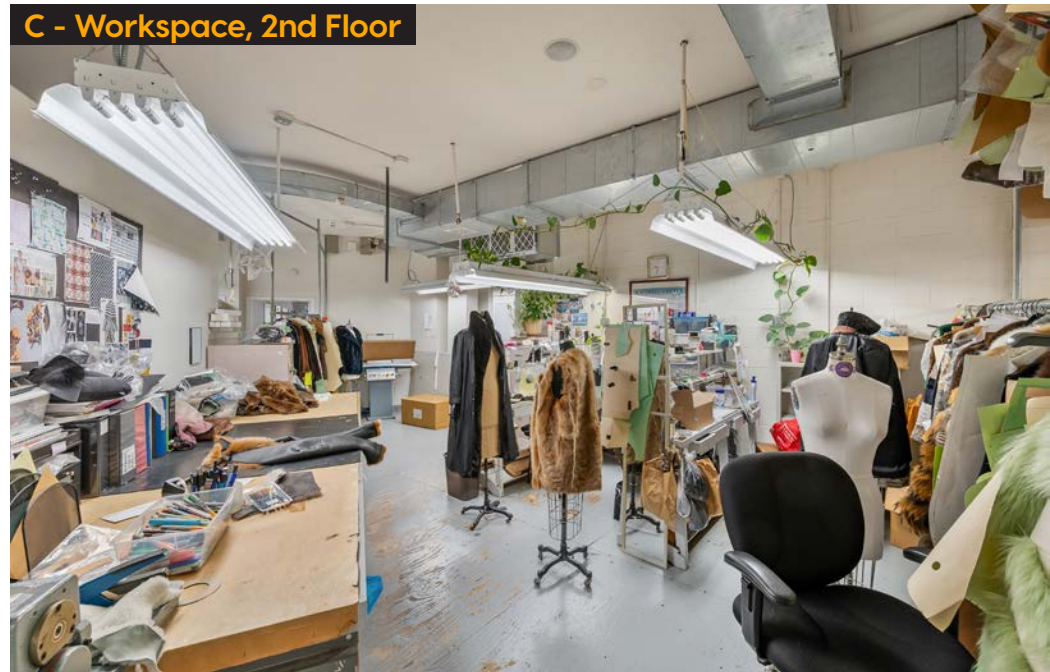
**C - Workspace, 2nd Floor**



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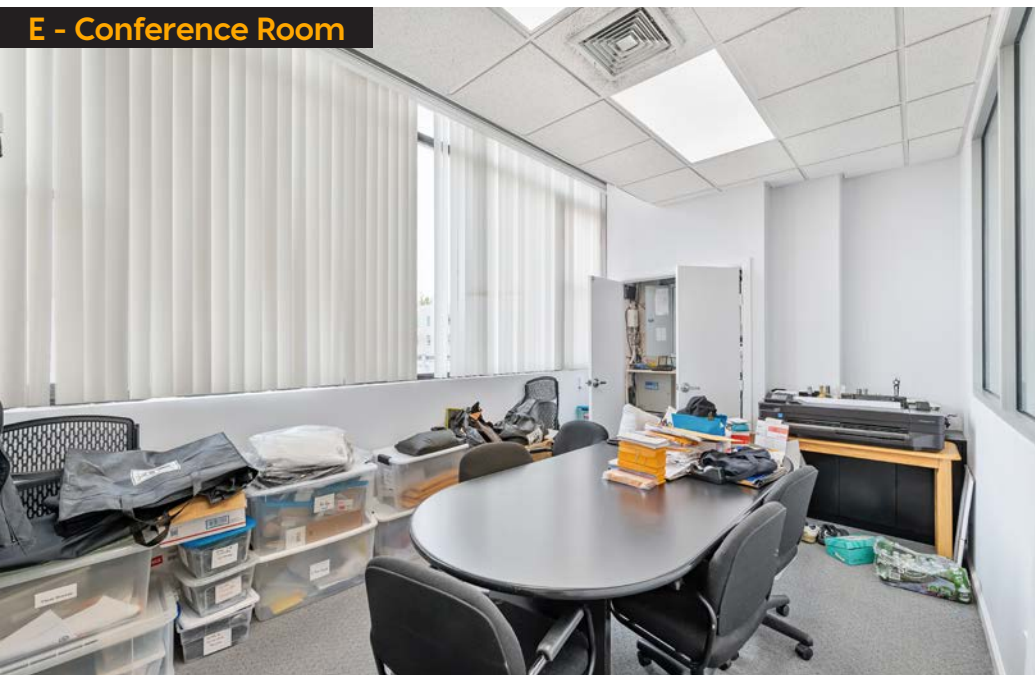
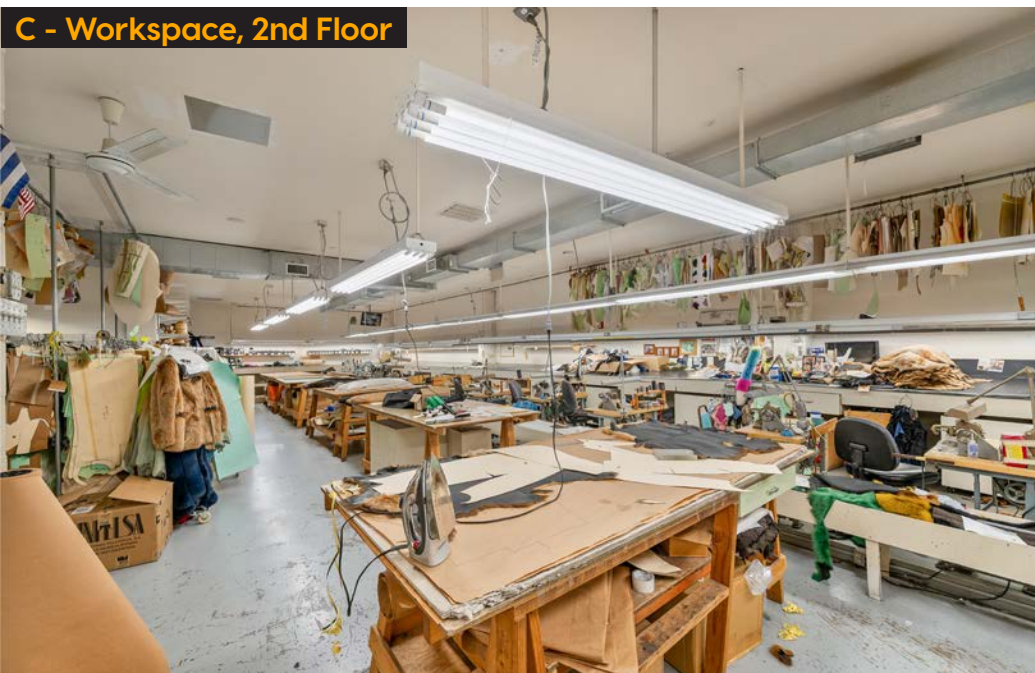






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**G - Kitchen**



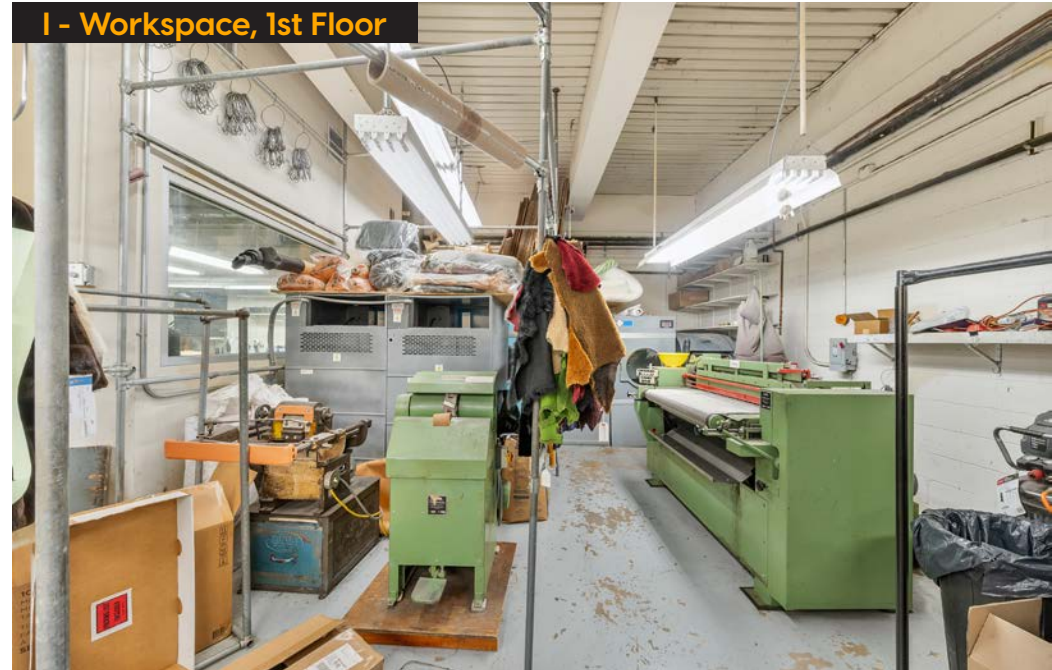
**H - Loading Bay**



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**I - Workspace, 1st Floor**





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LONG ISLAND CITY

**MODERN SPACES DITMARS**  
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ASTORIA

**MODERN SPACES NEW JERSEY**  
295 NEWARK AVENUE  
JERSEY CITY

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