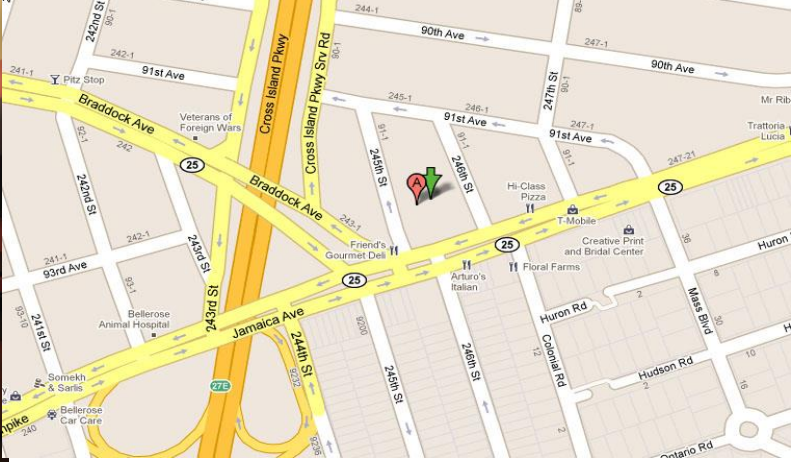


GREAT CORNER LOCATION

2,500sf for Lease

245-25 Jamaica Ave. Bellerose, Queens



SPACE AVAILABLE

2,500SF plus full basement

Rent: \$25 per square foot

POSSESSION: Immediate

COMMENTS

30 FEET OF FRONTAGE ON JAMAICA AVE.

CORNER LOCATION (former OTB)

Bus Stop In Front of Building

All uses considered

Other Tenant's include: Dunkin Donuts, American Physique Gym, Chinese Take Out and Health Plus Physical Therapy

Contact Exclusive Agents:

Ed Balazs
212-564-7250

ebalazs@aagmgt.com

David Grossman
212-564-7250

dgrossman@aagmgt.com

AAG Management, Inc.

Investments

Building Management

Brokerage

421 7th Avenue / New York, New York 10001

P) 212-564-7250 F) 212-564-7512