

# 107-17 71<sup>ST</sup> AVENUE

BETWEEN 71<sup>ST</sup> AVENUE & AUSTIN STREET | FOREST HILLS

**KSR**  
KASSIN SABBAGH REALTY



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## PROPERTY HIGHLIGHTS

- Steps from the 71st Avenue E, F, M, R subway station, which sees over 8.6 million riders annually
- Close proximity to LIRR Forest Hills station
- High pedestrian traffic and great retail synergy
- Located at the entrance to Forest Hills Gardens, a 175-acre residential complex
- Space can be divided into 4,500 SF & 2,000 SF

**SIZE** 6,500 SF

Divisible A: 4,500 / B: 2,000

**FRONTAGE** 52'

**POSSESSION** Immediate

**TRANSPORTATION** 

**NEIGHBORS**



CONTACT OUR BROKERS FOR MORE INFORMATION:

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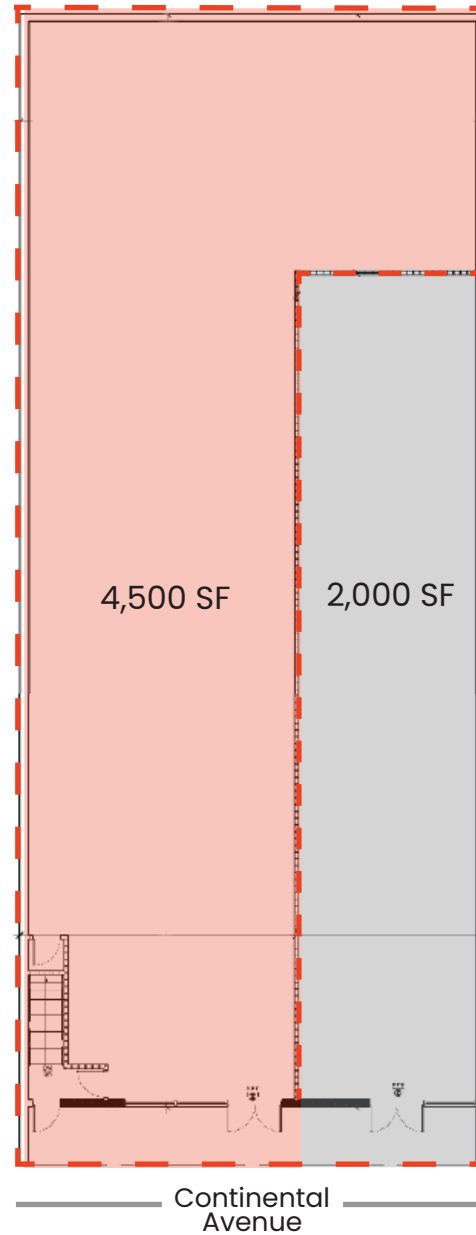
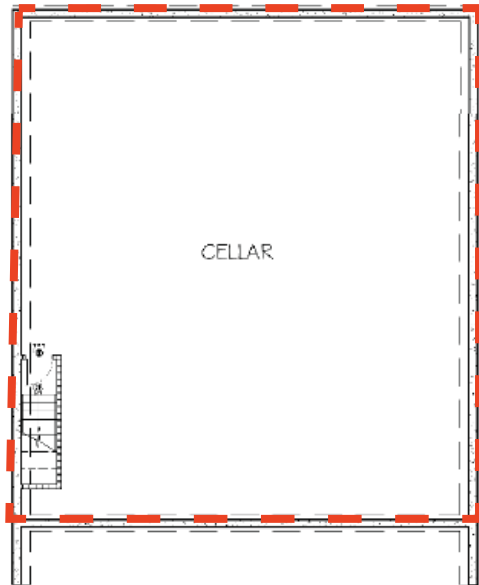
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Space can be leased as  
6,500 SF or divided as  
seen.

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