

PRIME MIXED-USE BUILDING FOR SALE IN ASTORIA

28-14 Steinway Street, Astoria, NY 11103

Property Information:

Block/Lot:	662/26
Lot Dimensions:	25' x 95'
Lot SF:	2,375
Building Dimensions:	25' x 95' – 1 st Floor 25' x 80' – 2 nd Floor
Stories:	2
Total Building SF:	4,375
Zoning:	C4-2A
Assessment (19/20):	\$275,850
R.E. Taxes (19/20):	\$28,311

DESCRIPTION

The subject property is a 4,375 SF mixed-use building in Astoria between 28th and 30th Avenues. The property consists of one (1) one-bedroom apartment, one (1) two-bedroom apartment, and one (1) retail unit. **The entire building is completely turnkey.** The property is conveniently located in the heart of the Steinway Street shopping district, near the N/W subways at the 30th Avenue station, the M/R subways at the 46th Street station, and multiple bus lines.

ASKING PRICE: \$1,975,000



For More Information, Please Contact Exclusive Agent:

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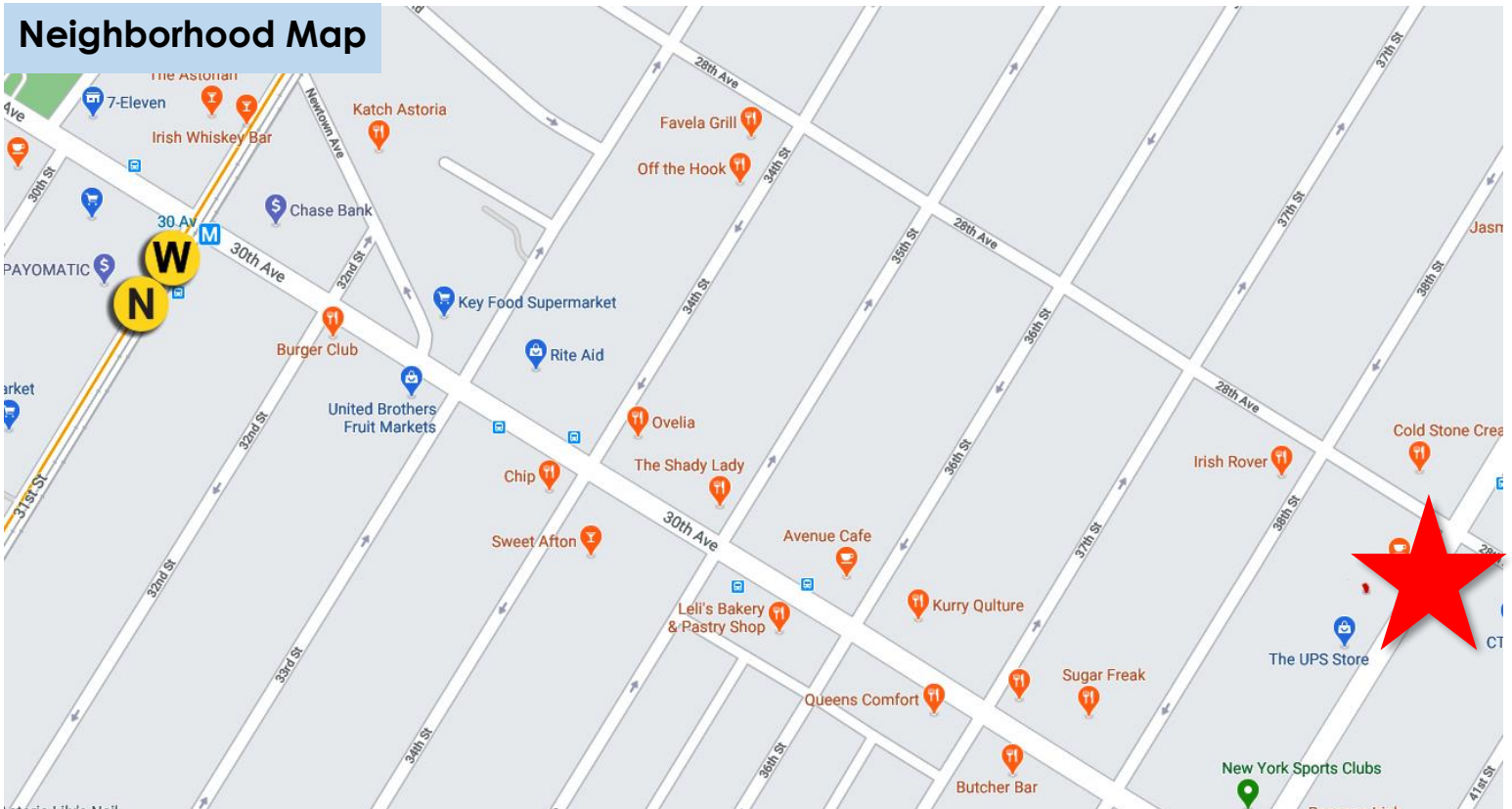
Greiner Maltz Investment Properties

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Aerial View



Neighborhood Map



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

28-14 Steinway Street Astoria, NY 11102

FINANCIAL INFORMATION

REVENUE:

Unit	LXP	Size	Monthly Rent	Annual Rent
Retail	Vacant	2,375 SF	\$5,500	\$66,000
Apt 1	2/28/2022	1 BR	\$2,000	\$24,000
Apt 2	5/31/2020	2 BR	\$2,200	\$26,400
Total:			\$9,700	\$116,400

ESTIMATED EXPENSES:

Real Estate Taxes (19/20):	\$28,311
BID Surcharge:	\$1,113
Insurance:	\$2,000
Electric (Common):	\$1,000
Oil:	\$6,000
Water/Sewer:	\$9,600
Total:	\$48,024

FINANCIAL SUMMARY:

Gross Annual Income:	\$116,400
Less Operating Expenses:	\$48,024
Net Operating Income:	\$68,376

