




Prime Corner Astoria Mixed-Use Building For Sale


25-01 Steinway Street, Astoria, NY 11103

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Asking: \$2,999,999



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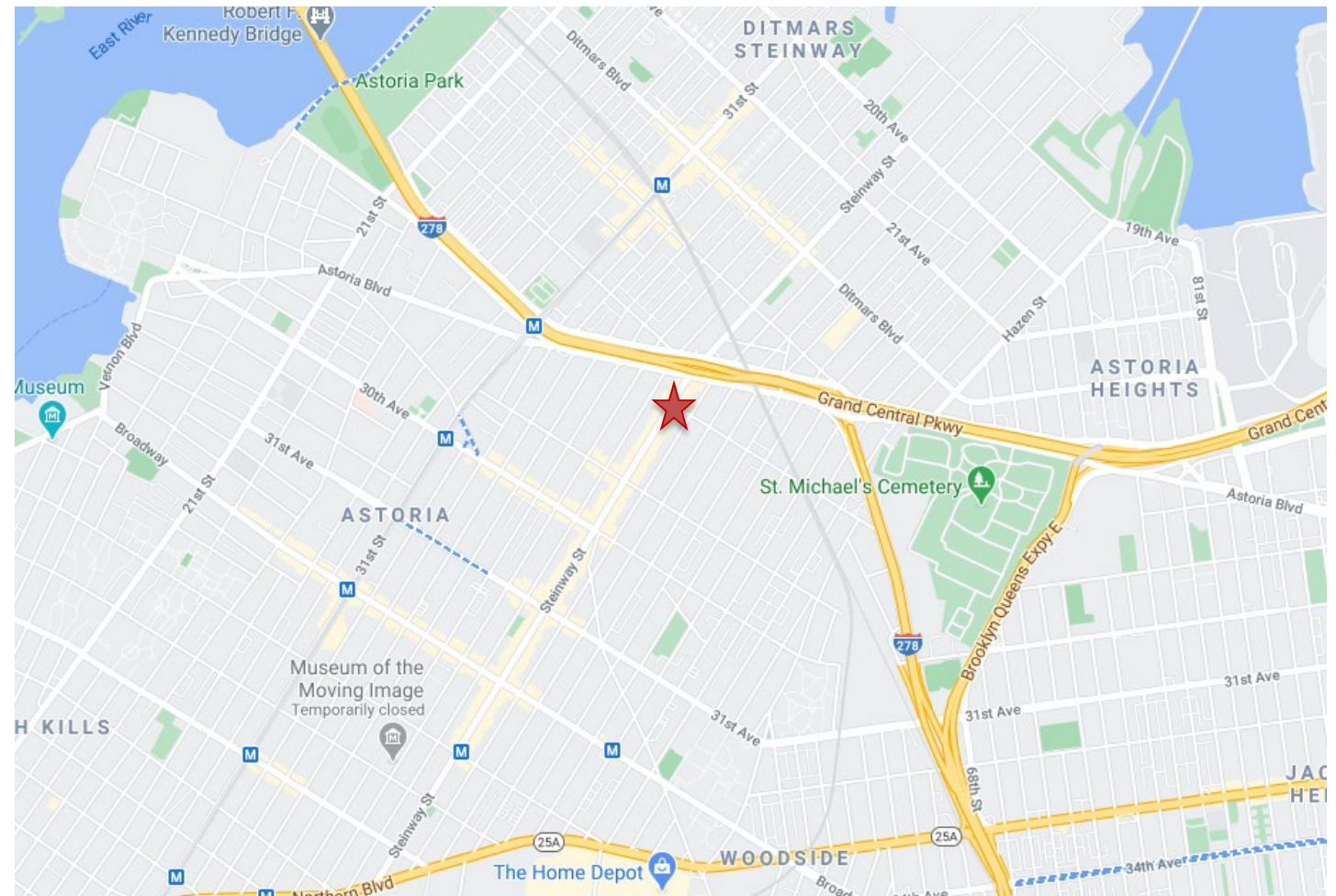
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Description

ERG Commercial Real Estate is pleased to present an Astoria Mixed Use building for sale. The building has 24 Feet of frontage on Steinway Street and 100 Feet of depth. It is located on the corner of Steinway and 25th Avenue. The 2-story building totals 3,786 SF of commercial and residential use. Currently, the first floor is occupied by a restaurant, a café pastry and a barber shop. The second floor contains two residential units. Property is across the street from the Q101 bus stop, 1 block away from the Q19 bus stop and 8 blocks from the N and W trains.

Property Information

Block & Lot	00684-0044
Lot Dimensions	24' x 100'
Lot Size	1,920 SF
Building Dimensions	24' x 80'
Building Sizes	3,786 SF
Year Built	1920
Zoning	C4-2A
Stories	2
Taxes (20/21)	\$36,092





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Rent Roll & Financial Summary

Unit	Square Feet	Lease Expiration	Current Rent (Monthly)	Current Rent P/SF	Current Rent (Annual)	Projected Rent (Monthly)	Projected Rent P/SF	Projected Rent (Annual)
Cafe Pastry	1,200	M/M	\$5,000	\$50	\$60,000	\$6,000	\$60	\$72,000
Barber Shop	350	2024	\$1,300	\$44	\$15,600	\$1,800	\$61	\$21,600
Restaurant	350	2025	\$1,500	\$51	\$18,000	\$1,800	\$61	\$21,600
2F	700	M/M	\$2,000	\$34	\$24,000	\$2,400	\$41	\$28,800
2R	1100	M/M	\$3,000	\$33	\$36,000	\$3,300	\$36	\$39,600
Total:			\$12,800		\$153,600	\$15,300		\$183,600

INCOME

Actual Gross Annual Income:	\$ 153,600
Projected Gross Annual Income:	\$ 183,600

EXPENSES

Taxes:	\$36,092*
Electric:	Tenant
Heat:	Tenant
Water/Sewer:	\$5,000*
Insurance:	\$5,000*
Repairs/Maintenance	\$5,000*
Total Expense	\$51,092

NET OPERATING INCOME

Actual Net Income:	\$ 102,508
Projected Net Income:	\$ 133,508

* represents approximate expenses, tenants pay for all expenses including a percentage of the taxes