



Astoria Blvd. Retail Building For Sale

40-06 Astoria Blvd South,
Astoria, 11103

Asking: ~~\$5,249,999~~

Asking: \$4,749,999



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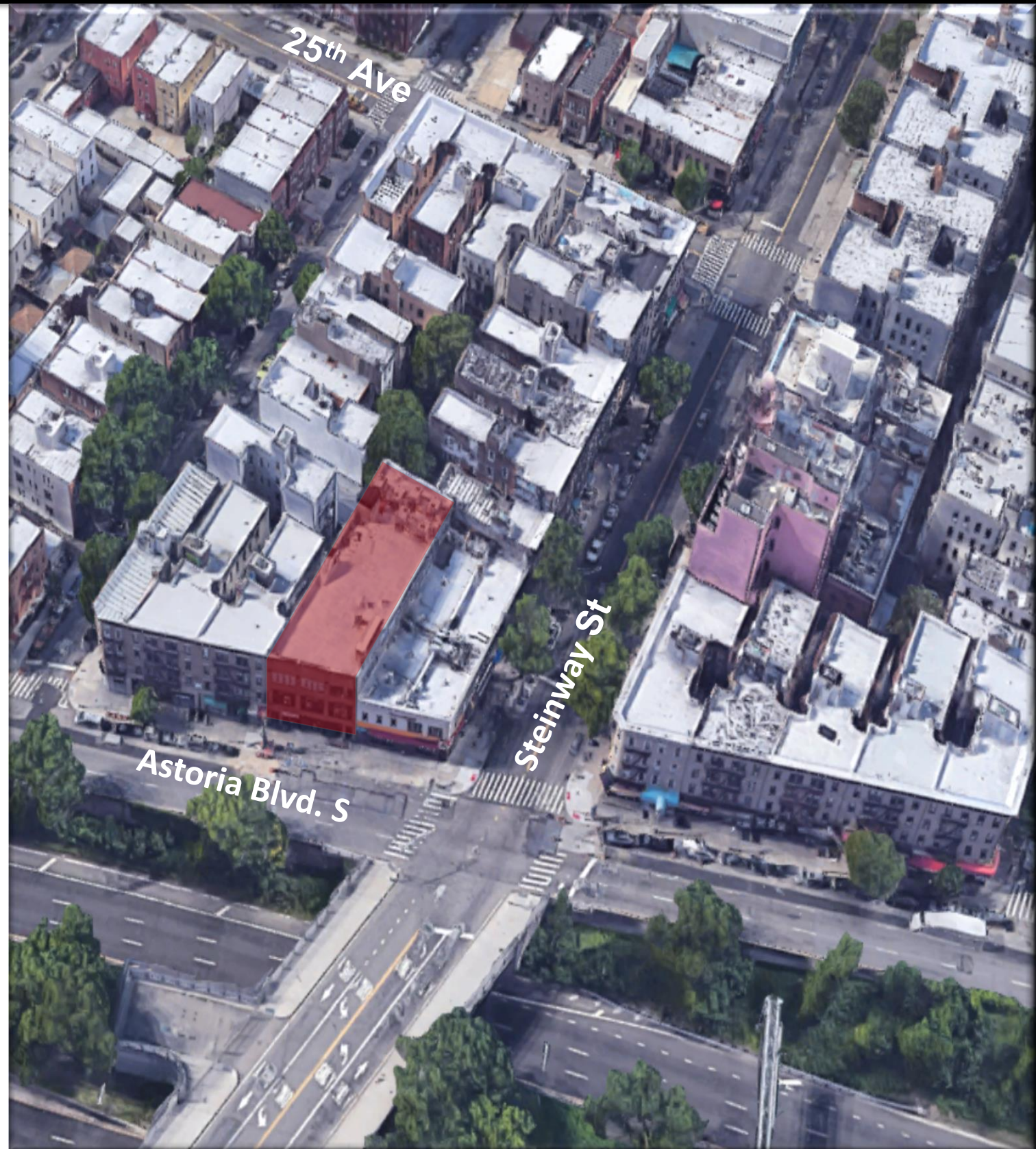
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DESCRIPTION

ERG Commercial Real Estate is pleased to present an Astoria Mixed Use building for sale. The building has 51 Feet of frontage on Astoria Boulevard South and 115 Feet of depth. The 3-story building totals 17,490 SF of commercial use. Currently, the first floor is occupied by a restaurant and the second and third floors are vacant. The property received major renovations in 2014. The first floor was built-to-suit for a restaurant with over \$750,000 in renovations. The second and third floor were also just renovated to qualify the building for an ICAP Tax Abatement.

PROPERTY INFORMATION

Block & Lot	00686-0012
Lot Dimensions	50.78' x 114.92'
Lot Size	5,834 SF
Building Dimensions	50.75' x 114.92'
Building Size	17,490 SF
Year Built	1930
Zoning	C4-2A
Taxes (20/21)	\$81,433



40-06 Astoria Blvd. South

RENT ROLL & FINANCIAL SUMMARY

<u>Unit</u>	<u>Status</u>	<u>Monthly Rent</u>	<u>Actual Yearly Rent Collected</u>	<u>Projected Rent Per Sq. Ft</u>	<u>Projected Yearly Rent Collections</u>
1 st Floor	Occupied	\$16,700	\$200,400	\$35	\$204,000
2 nd Floor	Vacant	-	-	\$31	\$180,000
3 rd Floor	Vacant	-	-	\$27	\$156,000
Total			\$200,400		\$540,000

INCOME

Actual Gross Annual Income:	\$ 200,400
Projected Gross Annual Income:	\$ 540,000

EXPENSES

Taxes:	\$81,433*
Electric:	Tenant
Heat:	Tenant
Water/Sewer:	\$10,000*
Insurance:	\$10,000*
Repairs/Maintenance	\$10,000*
Total Expense	\$111,433

NET OPERATING INCOME

Actual Net Income:	\$ 88,967
Projected Net Income:	\$ 428,567

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

ECONOMIC

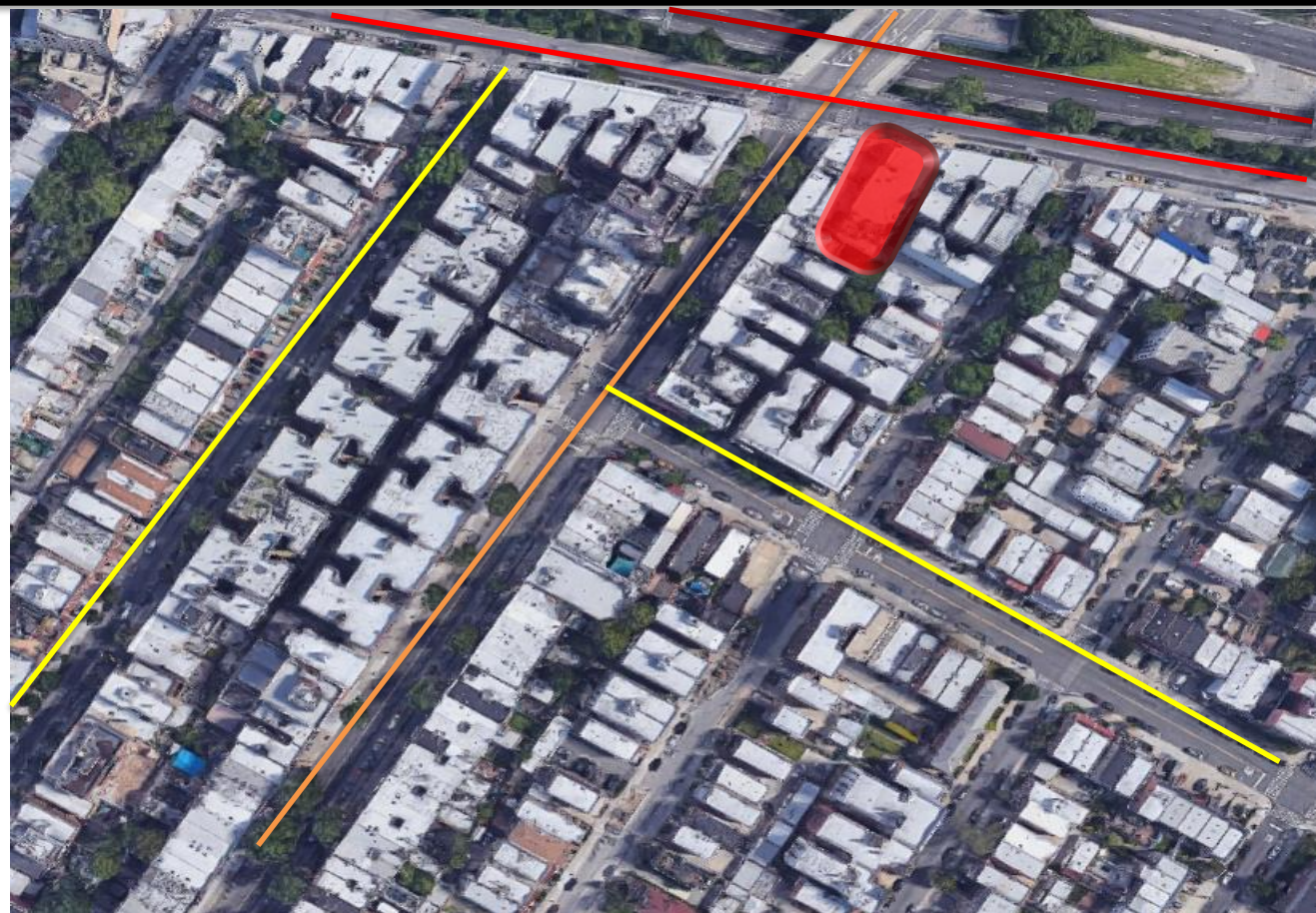
Average household income	\$87,030
White collar	87.9%
Blue collar	12.1%

ZONING

Zoning districts	C4-2A
Zoning map	9c
Lot sq. ft.	5,834
Lot dimensions	50.78 ft. x 114.92 ft.

HOUSING









Family households	47.2%
Households with kids	16.9%
Housing units	18,016
Occupied housing units	15,665
Owner occupied units	16.2%
Average number of people per household	2.3
Median year structure built	1941

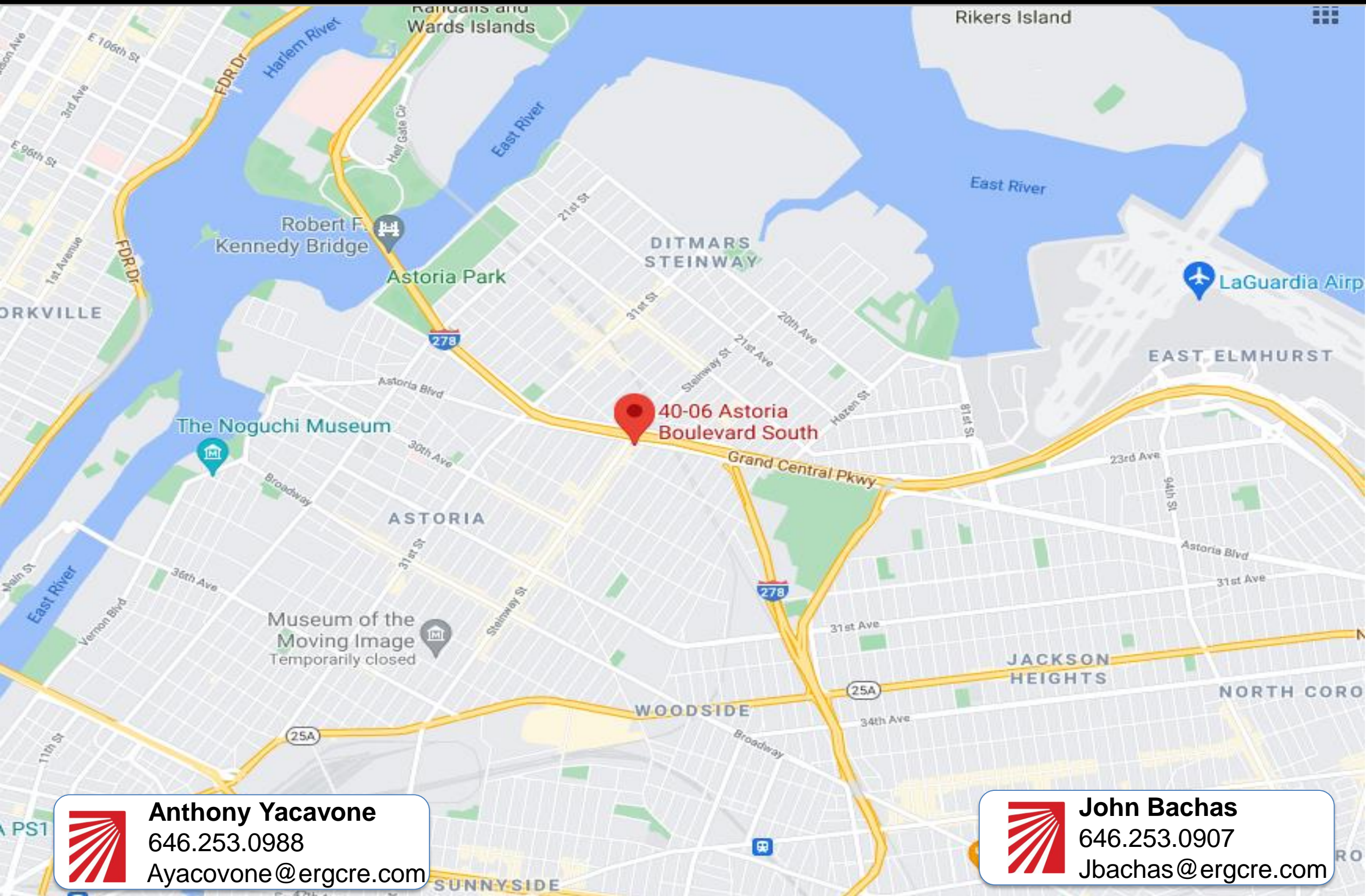


PROPERTY HIGHLIGHTS

- **Off of the corner of Steinway and Astoria Blvd. South**
- **7 Blocks away from Astoria Boulevard Subway Stop N & Q Trains**
- **3 Story Commercial Elevator Building**
- **Recently Renovated in 2014 Qualifying Building for ICAP Tax Abatement**
- **High Traffic Location**

DAILY TRAFFIC

	75001 - 300000	
	25001 - 75000	
	10001 - 25000	
	4001 - 10000	
	1501 - 4000	
	1 - 1500	



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