

Vacant Mixed Use Building

25-86 31st St, Astoria NY 11102

~~Asking: \$1,499,999~~

Asking: \$1,399,999

Property Information

Block & Lot	00598-0061
Lot Dimensions	25' x 75'
Lot Size	1875 SF
Building Dimensions	20.5' x 30'
Building Size	1962 SF
Year Built	1901
Taxes (20/21)	\$6,151

Development Information

Zoning	C4-3
Commercial FAR	3.4
Facility FAR	4.8
Buildable SF	6,375
Buildable SF Community Facility	9,000



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Description

ERG Commercial Real Estate is pleased to present an Astoria Mixed Use building for sale. The building has 21 feet of frontage, 30 feet of depth and 3 stories consisting of two apartments and one retail store. The building will be delivered vacant and is conveniently located under the subway station. This property makes for a great value add or to redevelopment. The zoning allows for 6,375 Sq. Ft. of buildable square feet as-of-right and an additional 2,625 of facility bonus. The property is one block away from the N and W Subway as well as the Q18 and Q102 Busses.



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Projected Financial Summary

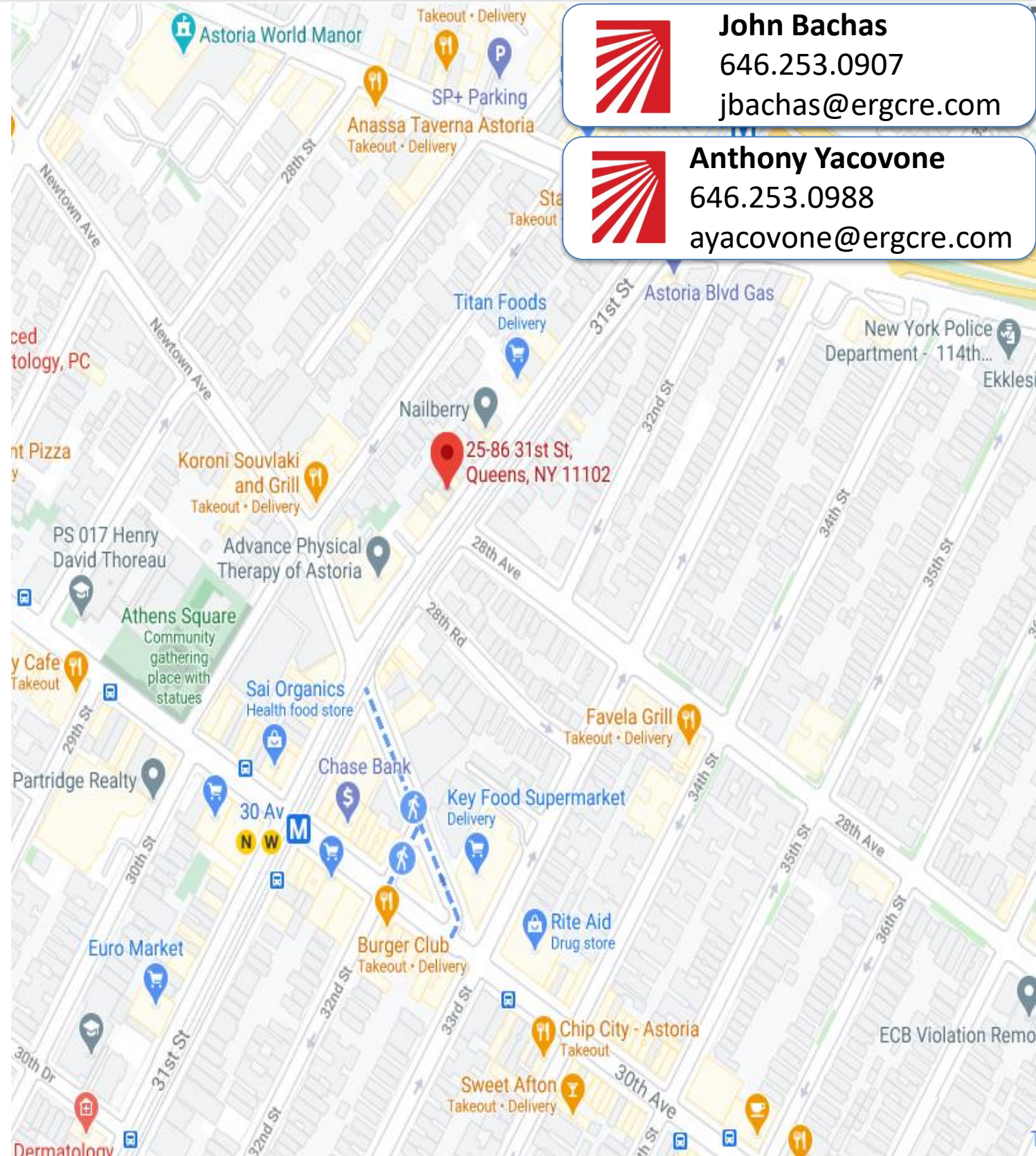
Unit	Projected Rent Monthly	Projected Rent Yearly
Retail	\$2,250	\$27,000
Apartment	\$2,200	\$26,400
Apartment	\$2,200	\$26,400

Gross Monthly Total	Gross Yearly Total
\$6,250	\$75,000

Expenses

Taxes:	\$6,151
Water:	\$1,500
Insurance:	\$1,950
Maintenance:	\$1,500
Electric:	\$500
Total:	\$11,601

Annual Projected Income - \$63,399



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