

Vacant Mixed Use Building

25-86 31st St, Astoria NY 11102

Asking: \$1,499,999

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
Zoning	C4-3
Taxes (20/21)	\$6,151
Buildable	4,406 Sq. Ft.



John Bachas

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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 development play with 4,406 Sq. Ft. of buildable. 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	\$3,121	\$37,455
Apartment	\$2,200	\$26,400
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Gross Monthly Total	Gross Yearly Total
\$7,321	\$90,255

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

Projected Net Income Yearly
\$78,654



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