

Astoria Mixed Use Building

31-01 31st Avenue, Astoria NY 11106

Asking: \$2,499,999



John Bachas
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Property Information

Block & Lot	00615-0079
Lot Dimensions	38' x 38'
Lot Size	1596 SF
Building Dimensions	38' x 38'
Building Size	3040 SF
Year Built	1930
Taxes (20/21)	\$30,974
Zoning	C4-3



Description

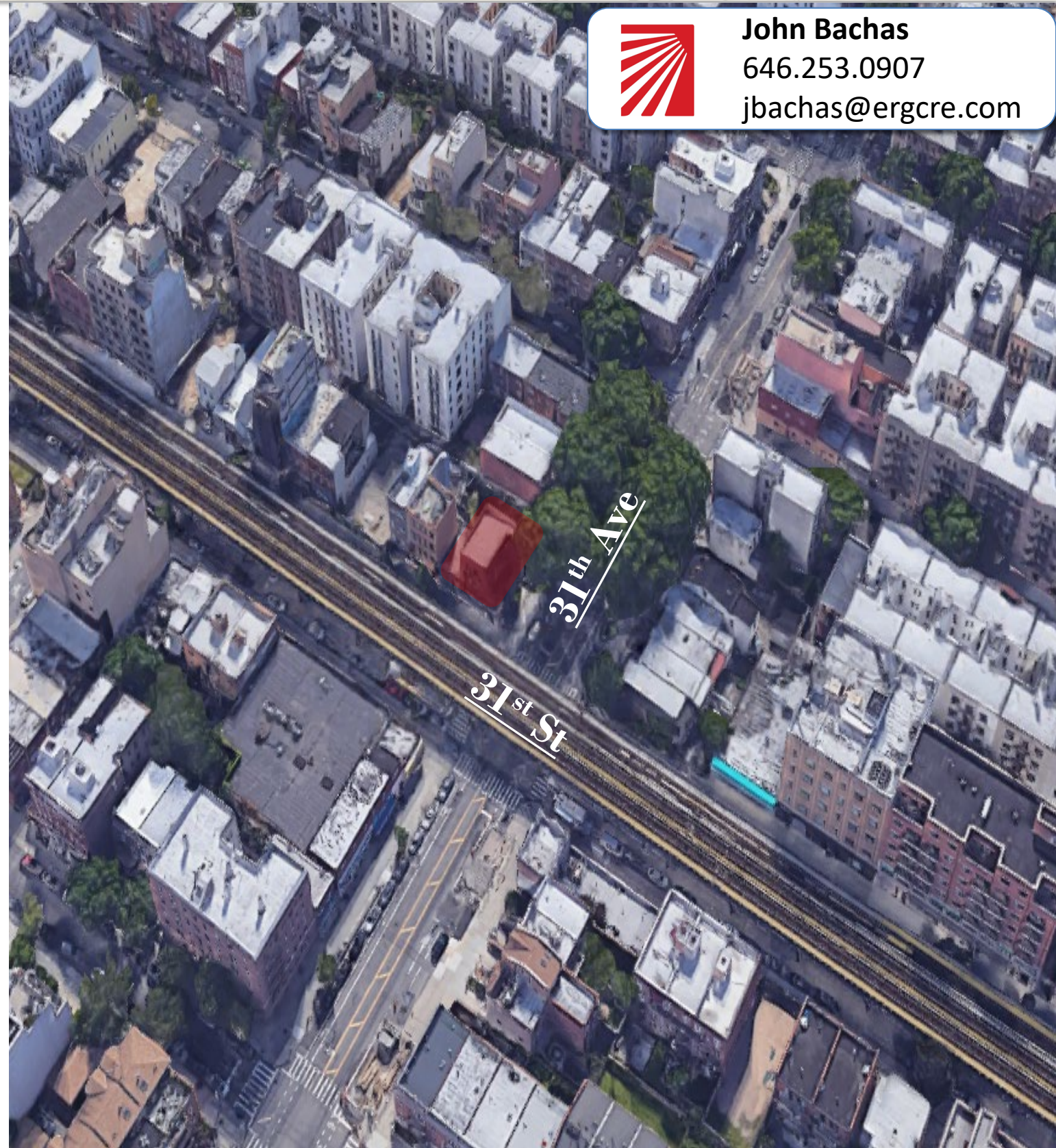
ERG Commercial Real Estate is pleased to present an Astoria Mixed Use building for sale. The building has 38 feet of frontage, 38 feet of depth and 3 stories consisting of four apartments and one retail store. This property is conveniently located on the corner of 31st Street and 31st Avenue, right under the subway station and a 2 minute walk to the Q102. This is a rare opportunity to capture a corner property in Astoria in a great neighborhood.



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Projected Financial Summary


Unit	Rent Monthly	Rent Yearly
Retail	\$6,700	\$80,400
Apartment	\$1,800	\$21,600
Apartment	\$1,850	\$22,200
Apartment	\$1,800	\$21,600
Apartment	\$1,800	\$21,600

Gross Monthly Total	Gross Yearly Total
\$13,950	\$167,400

Expenses	
Taxes:	\$30,974**
Water:	\$2,700
Insurance:	\$3,200
Heat(Gas):	\$3,150
Maintenance:	\$1,500
Total Expenses:	\$41,533

**Retail Tenant pays 25% of increases

Annual Income - \$125,867



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