


# **Exclusive Brokers: ASTORIA BANKRUPTCY SALE**



**Asking Price: \$1,675,000**

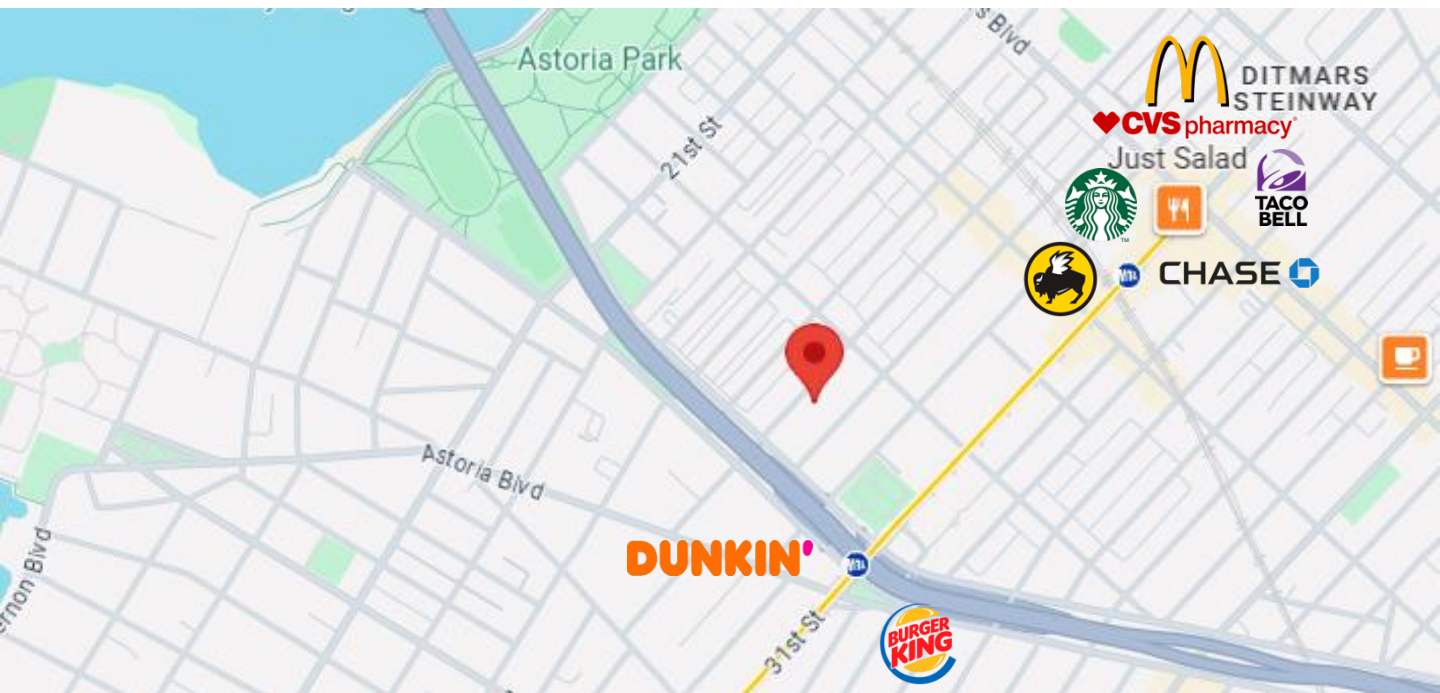
 **Mary Guarino • 646.253.0984 • [mguarino@ergcre.com](mailto:mguarino@ergcre.com)**

## PROPERTY NARRATIVE

ERG Commercial Real Estate is pleased to present the exclusive sale of 24-35 27<sup>th</sup> Street, a compelling multifamily investment opportunity located in the heart of Astoria, Queens. This unique bankruptcy sale opportunity is a four-story walk-up building featuring 9 residential units.

The property sits on a 5,000 SF lot and totals 8,350 SF. Located on a quiet residential block just steps away from 24<sup>th</sup> Avenue, the building is within walking distance to the N and W subway lines at Astoria Boulevard and 30<sup>th</sup> Avenue, offering direct access to Midtown Manhattan. It's also proximity to neighborhood amenities, waterfront parks, and national dining establishments.

Astoria remains one of the most desirable neighborhoods in New York City, known for its diverse community, strong rental demand, and vibrant mix of dining, shopping, and cultural destinations.



 Mary Guarino · 646.253.0984 · [mguarino@ergcre.com](mailto:mguarino@ergcre.com)

## FINANCIAL SUMMARY


### Gross Annual Lease Income

Gross Annual Lease Rents:	\$187,624.32
<b>Total Gross Annual Income</b>	<b>\$187,624.32</b>

### Estimated Annual Expenses

Taxes (25/26):	\$49,695.68
Water:	\$6,000.00
Insurance:	\$6,200.00
Heat:	\$12,000.00
Electric:	Tenant
Repairs/Maintenance:	\$4,500.00
<b>Total Estimated Annual Expenses:</b>	<b>\$78,395.68</b>


**Net Operating Income: \$109,228.64**

 Mary Guarino · 646.253.0984 · [mguarino@ergcre.com](mailto:mguarino@ergcre.com)

## PROPERTY INFORMATION


Block & Lot	0851-21	Building Size	8,350
Lot Dimensions	50' x 100'	Year Built	1924
Lot Size	5,000	Zoning	R5D
Building Dimensions	50' x 32'	Stories	4
Residential Units	9	Commercial Units	0
Taxes	\$49,696		



 Mary Guarino • 646.253.0984 • [mguarino@ergcre.com](mailto:mguarino@ergcre.com)

# RESIDENTIAL RENT ROLL

UNIT	APT STATUS	2024 DHCR RENT	MONTHLY LEASE RENT	ANNUAL LEASE RENT	LEASE EXPIRATION
STUDIO	RS	\$1,986.35	\$1,991.71	\$23,900.52	8/31/2024
1A	RS	\$2,380.16	\$2,310.88	\$27,730.56	8/31/2016
1B	RS	\$1,579.24	\$1,311.00	\$15,732.00	6/30/2023
2A	RS	\$1,714.06	\$2,054.05 (Includes \$250 parking fee)	\$24,648.60	4/30/2027
2B	RS	\$1,583.90	\$1,536.85	\$18,442.20	2/28/2025
3A	RS	\$1,472.40	\$1,429.52	\$17,154.24	7/31/2024
3B	RS	\$908.46	\$936.06	\$11,232.72	4/30/2027
4A		N/A	\$2,078.25 (Includes \$250 parking fee)	\$24,939.00	3/31/2027
4B	RS	\$1,987.04	\$1,987.04	\$23,844.48	1/31/2025
<b>Total</b>		<b>\$13,611.61</b>	<b>\$15,635.36</b>	<b>\$187,624.32</b>	

 Mary Guarino · 646.253.0984 · [mguarino@ergcre.com](mailto:mguarino@ergcre.com)