

FOR SALE

25-54 37th Street, Astoria, NY 11103



CARMELA
HOMES



3 Family

Asking Price: \$2,499,999

OFFICE CONTACT



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www.carmelahomes.com

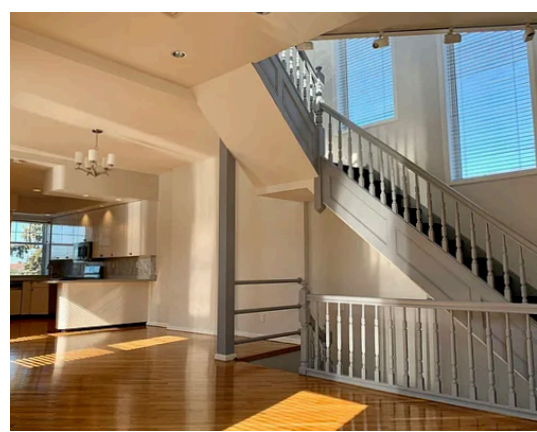
CARMELA HOMES

Find your ideal home with Carmela Homes – your trusted choice for buying, renting, or selling.
We're flexible to your schedule.

FOR SALE

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Excellent, Detached, 3-Family Brick Townhouse
- Owner Financing Available -



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NEW ADDITIONS

- Sewer lines replaced (2024)
- Torched rubber roof (2019)
- Rooftop terrace (2019)
- Front & rear windows (2023)
- Rear retainer wall (2023)
- Gas boiler (2024)
- Hot water tank (2024)

FEATURES

- Each unit with separate electric panel
- Washer/Dryer hookups present on each floor



7 Beds
5 Baths



20 x 55
Building Size



25 x 100
Lot Size



\$13,775
Taxes



R6B
Zoning

First Floor: Renovated, 2-bedroom, 1.5 bath unit with access to a private backyard

Second Floor: 2-bedroom, 1.5 bath unit (with washer/dryer hookup in 1/2 bath).

Third Floor: Duplex Unit with two bedrooms located on the first floor. An open staircase leads to the second tier, a spacious loft style room, complete with a finished roof top terrace with breathtaking views of Astoria and Manhattan's skyline.

Basement: Fully finished basement, subdivided, to create two separate recreational spaces, both with private entrances. Basement has high ceilings (floor lowered 9" in 2024)

Outdoors: Elevated backyard space, finished roof top terrace

CARMELA VLACICH

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