

# 31-28 & 31-30 14<sup>th</sup> Street

ASTORIA, QUEENS 11106  
DEVELOPMENT SITE FOR SALE

**\$3,200,000**



## PROPERTY INFORMATION

**LOCATION:** West Side 14<sup>TH</sup> Street  
Between 31<sup>st</sup> Dr. & 31<sup>st</sup> Ave.  
**BLOCK & LOT:** Block: 518 - Lots: 42 & 43  
**LOT SIZE:** 47 ft x 100 ft  
**LOT SF:** 4,70000 (Approx.)

## BUILDING INFORMATION

**BUILDINGS ON LOT:** 2  
**BUILDING SF:** 2,462 (Approx.)  
**FIRST FLOOR:** 2 Office Spaces  
**SECOND FLOOR:** 1 Bedroom – 1 Bath Apt.  
Studio – 1 Bath Apt.

## ZONING INFORMATION

**ZONING:** R6B  
**FAR:** 2  
**FAR AS BUILT:** 1.12  
**ALLOWED USABLE FLOOR AREA:** 9,400 SF  
**USABLE FLOOR AREA AS BUILT:** 2,464 SF  
**UNUSED FAR:** 6,936 SF

## TAX INFORMATION

**RE TAXES ('24/'25)** \$22,936  
**TAX CLASS:** 4

## PROPERTY SUMMARY

Development Site. This is a portfolio sale offering consisting of two adjacent, side-by-side tax lots totaling 4,700 SF with 9,400 BSF. This is a R6B FAR 2 zone permitting as of right 9,400 buildable SF. Delivered vacant, currently consisting of one 2-story building 19' x 53' on a 22' x 100' lot with two offices and two half baths on the ground level and a 1-bedroom apartment with a full bath and a studio with a full bath on the second level. There is also an auxiliary structure on this lot currently used for storage. The adjacent parcel is 25' X 100' and is unencumbered. There is a wide curb cut and this lot is walled off from the street and has an industrial roll-up access gate. This property can be kept as is or is suitable for residential development. Owner financing up to \$2mm of this portfolio purchase at a competitive market rate. Close to Costco, Hallet's Cove Beach, the Astoria Ferry Terminal, and the N and W trains at the Broadway Station.

## CURRENT BUILDING REVENUE

UNIT	BR/BA	MONTHLY	ANNUAL
1 <sup>st</sup> Floor	Front Office	\$2,500	\$30,000
	Plus Utilities	\$1,000	\$12,000
1 <sup>st</sup> Floor	Back Office	\$2,500	\$30,000
2 <sup>nd</sup> Floor	1 BR / 1 BA	\$2,500	\$30,000
2 <sup>nd</sup> Floor	Studio / 1 BA	\$2,000	\$24,000
Vacant Lot	Parking - 8 Spots (\$250/each)	\$2,000	\$24,000
<b>Total</b>		<b>\$12,500</b>	<b>\$150,000</b>

## CURRENT EXPENSES AS BUILT (ANNUAL)

Real Estate Taxes	\$22,936	Effective Gross Income	\$150,000
Insurance	\$ 4,500	<b>Expenses</b>	<b>\$40,636</b>
Water	\$ 1,200	Net Operating Income	\$109,364
Utilities (Paid by Front Office)	\$12,000		
<b>TOTAL</b>	<b>\$40,636</b>	Price/Buildable SF	\$340



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