



4319 Astoria Blvd

4319 Astoria Blvd, Long Island City, NY 11105



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Hudson Exclusive

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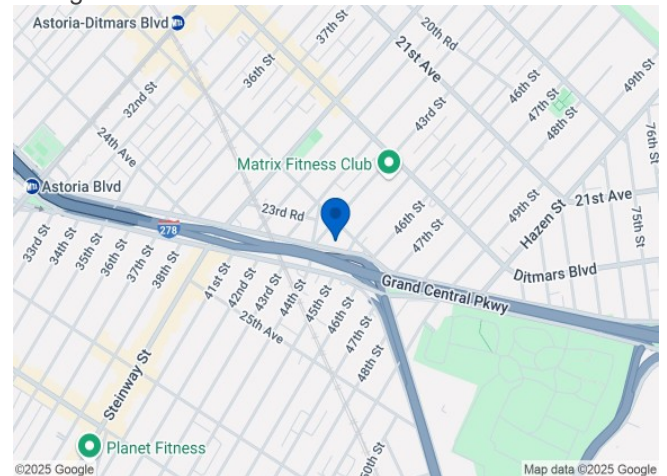
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\$1,195,000

Currently the lot/site hosts a Detached Single-Family Home, occupied by month-to-month tenants, providing an annual short term income of \$32k while planning for re-development also making it easier to finance with a lower cash down-payment requirement and potential better interest rate and terms. Can be delivered...

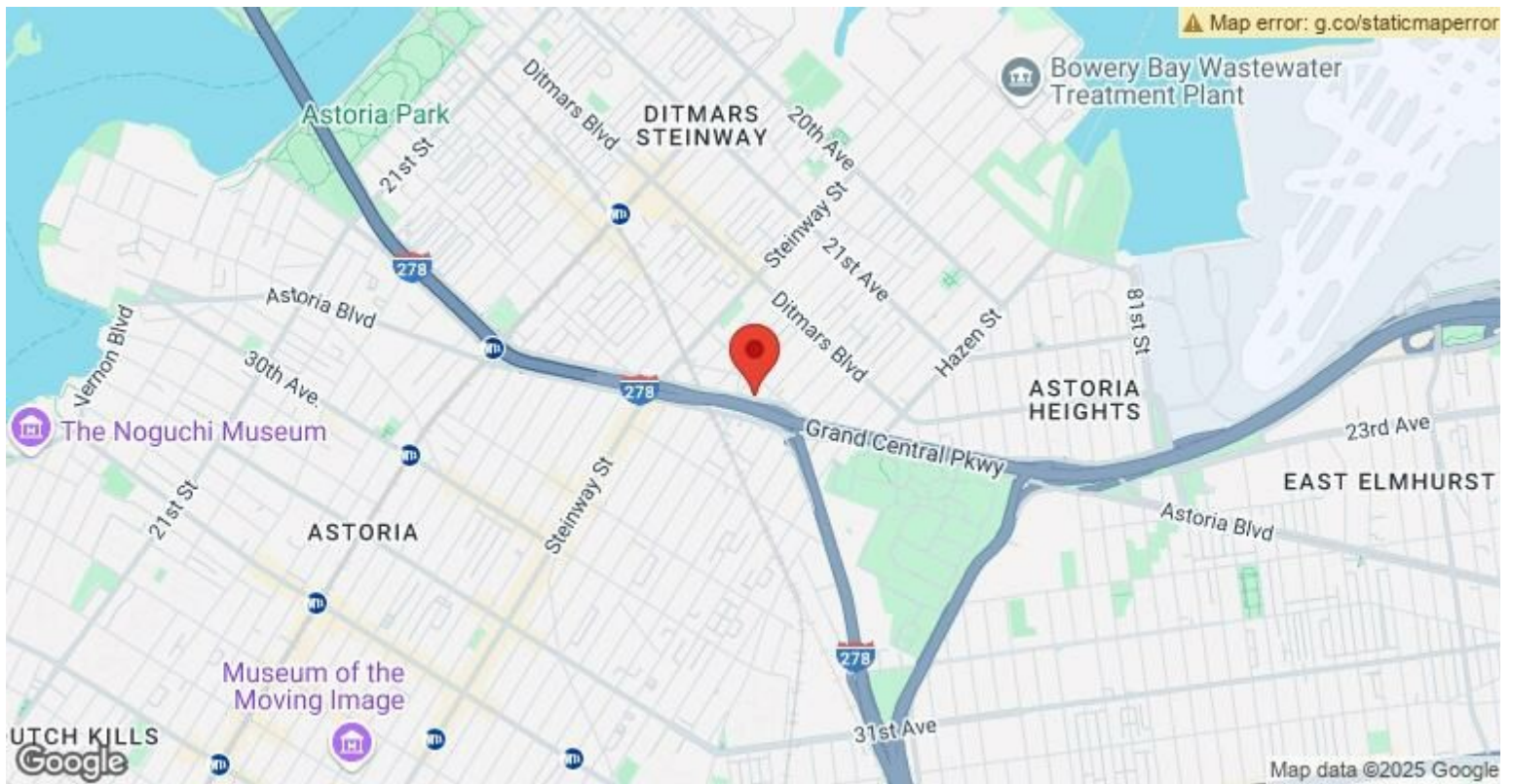
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- 25' x 100' Lot Zoned R5
- Located on Astoria Blvd. making this suitable for commercial or residential
- Occupied month to month & Cash-Flowing - Can Be delivered Vacant
- Average Nearby Condo Sellout \$1,400 /SF
- Easy to Finance -Single Family Home with 3 Car-Garage



Price:	\$1,195,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Apartment Units - Condo
Sale Type:	Investment or Owner User
Total Lot Size:	0.06 AC
No. Lots:	1
Zoning Description:	R5





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Zoning Information:

-Zoning: 25'x100' lot - R5,

Additional air rights available under the "City of Yes" zoning regulations with a potential FAR 2 or FAR 2.5

Buyers must perform their own due diligence to confirm applicability.

Current rental income: approximately \$32,000/year. Fully rented on a month-to-month basis, providing flexibility for the buyer. Whether you are looking to gut renovate or build a new building, this property is perfect! Enjoy great tenants on a month-to-month basis and collect rental income until plans are approved and construction is ready to start. Alternatively, the property can be delivered vacant upon request.

Disclosures: The listing broker is also a part owner of the property.

Property Photos

