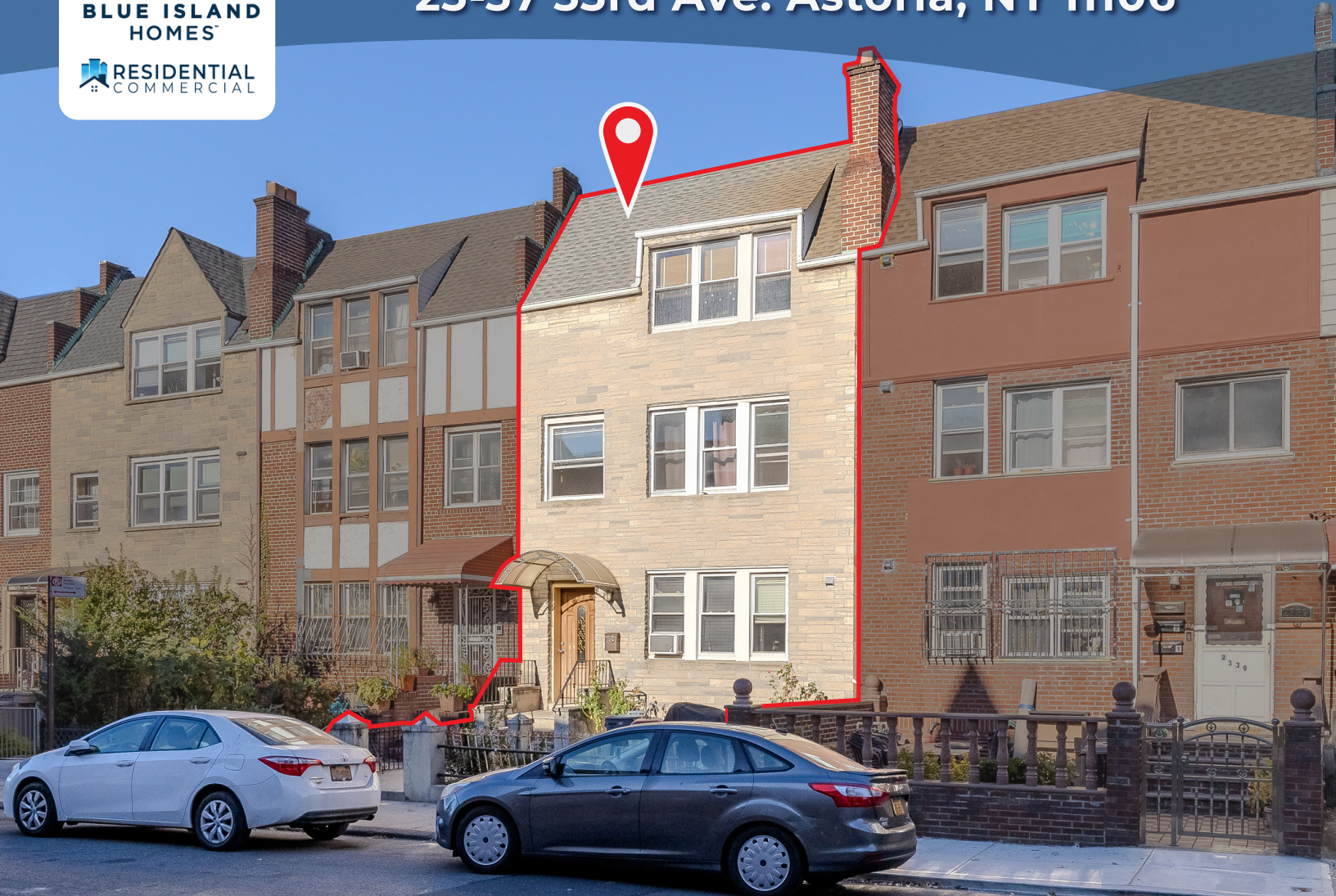




INVESTOR OPPORTUNITY IN ASTORIA, NY

23-37 33rd Ave. Astoria, NY 11106



- Building Dimensions: 21' x 53'
- Block/Lot: 00566-0008
- Approximate Square Feet: 3,039
- Roof Height: 33'
- Construction Type: Brick
- Basement: Below Grade
- Zoning: R5
- Property tax bill for 7/1/2024 to 6/30/2025: \$10,915
- Utilities: (4) Gas Meters, (3) Electric Meters



LAST OFFERED \$1,899,000

Jennie Katz

Licensed Real Estate Salesperson

CELL: 516.319.0505

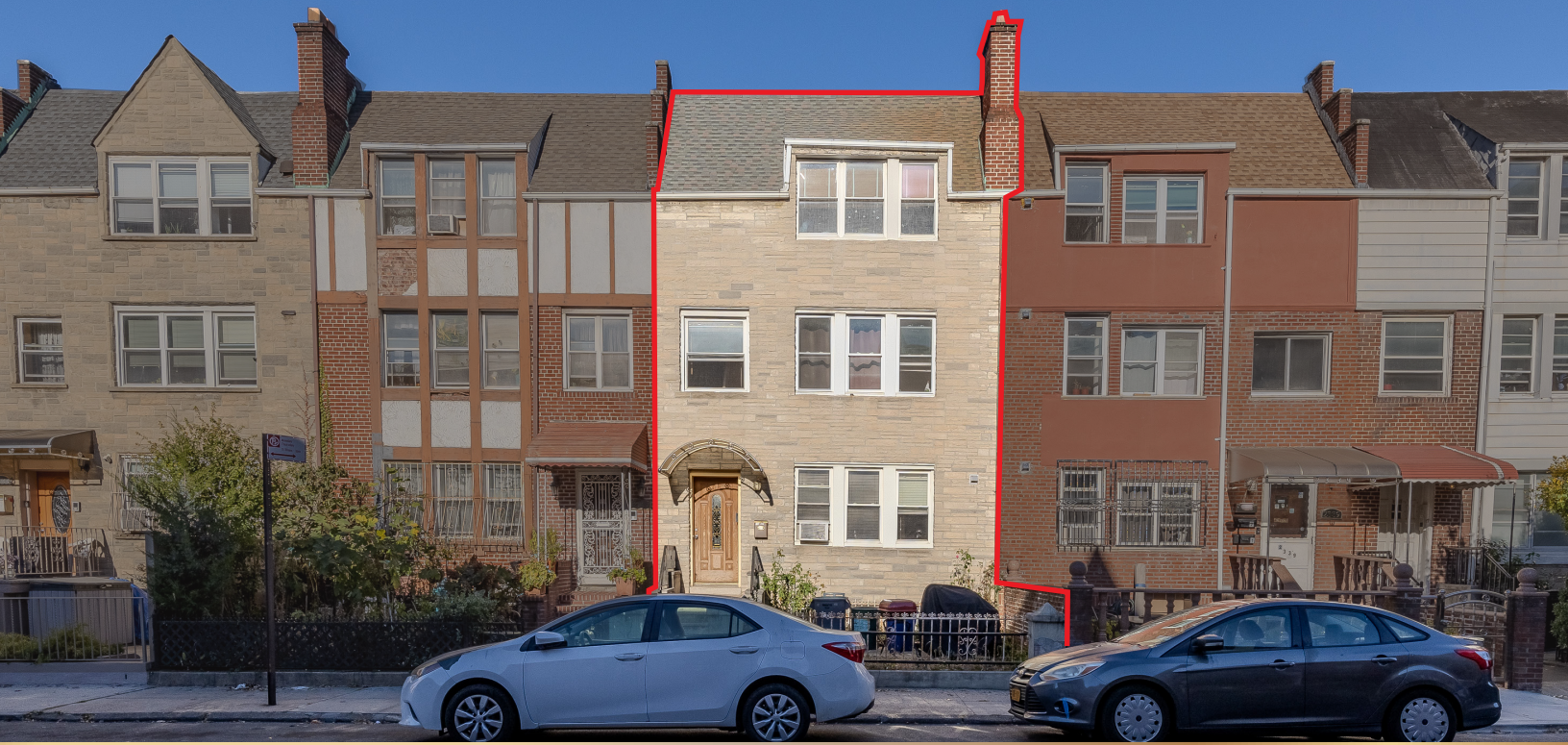
Jennie@BlueIslandHomesNY.com

Mark Stempel

Licensed Real Estate Broker

CELL: 646.678.2875

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Blue Island Homes is proud to present this well-maintained 3-family property, located on a charming, sunlit block in the heart of Astoria. This multi-unit residence offers an ideal blend of spacious layouts, recent upgrades, and separate utilities, making it a smart investment choice in one of Queens' most desirable communities. The First Floor features a 3-bedroom apartment complete with a bright living room, fully equipped kitchen, and a recently renovated bathroom, all designed for comfortable living. The Second Floor has 3-bedrooms offering a similar layout with a generous kitchen and a beautifully updated bathroom, perfect for families or roommates. The Third Floor is a 2-bedroom apartment that includes an eat-in kitchen with stainless steel appliances, a large living room with new luxury vinyl flooring, and a bathroom equipped with a tub and shower. Modern conveniences include two split HVAC systems for customized heating and cooling. Parking income from 2 spots in rear. Nestled in a thriving community, this property enjoys close proximity to popular dining, entertainment, and transit options, making it an attractive option for tenants. This multi-family residence is a rare find in Astoria, presenting endless potential for investors or multi-generational living.

