



**LANDAIR
PROPERTY
ADVISORS**

For Sale
**Block-Through
Astoria Development Site**

8-48 Astoria Boulevard, Astoria, NY 11102
Block 513 Lot 3, Astoria, NY 11102
Block 513 Lot 2, Astoria, NY 11102

Presented by:

Alexandre Goulet

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Partner

Anand Melwani

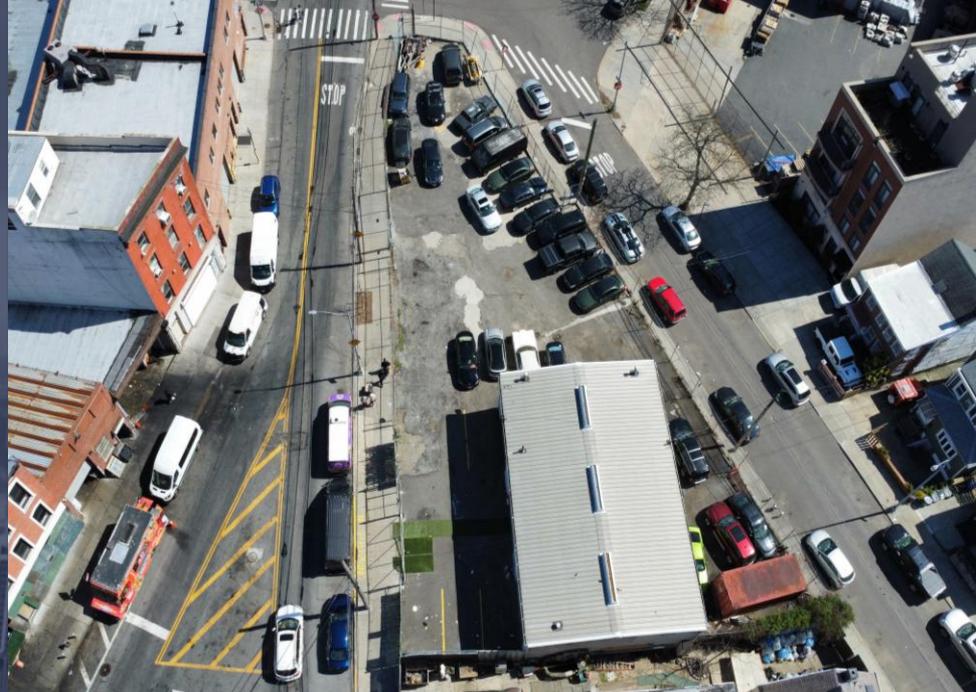
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Partner

Dean Abouelhasan

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Senior Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors ("Landair"), has been retained as the exclusive broker to arrange the sale of 8-48 Astoria Boulevard, Astoria, NY 11102 - Block 513, Lots 2, 3, 4 ("the Property").

The property comprises a (3) lot site spanning a total of 5,443 Sq. Ft., with lot dimensions measuring 114' x 82' (Irregular). The property, zoned R6A, C2-3, permits the construction of a 16,329 Sq. Ft. mixed-use building. Conveniently located 0.7 miles from the Astoria Boulevard subway stop, providing access to the (N) and (W) trains for a 25-minute commute to Manhattan. Additionally, the Astoria Ferry Stop is situated 0.3 miles away in Halletts Point. The property will be delivered vacant at closing and sold free and clear of all claims, liens and encumbrances.

Key attributes of this property include its wide lot (114' x 82' feet), conducive to efficient floorplate design. The property will be delivered vacant and predominantly demolished, offering a clean slate for development. Its proximity to transportation options, such as the subway and ferry, adds to its appeal. The surrounding market is characterized by strong demand and limited supply in both rental and condos.

Please contact listing agent for the Due Diligence Package.

PROPERTY HIGHLIGHTS

- **5,443 Sq. Ft. Total Lot size. Dimensions of 114' x 82' (IRR).**
- **Zoned R6A, C2-3, allowing for a 16,329 Sq. Ft. As-of-Right.**
- **Conveniently located 0.7 miles from Astoria Boulevard Subway & 0.3 Miles from Astoria Ferry.**
- **Being Sold Free and Clear of All Claims, Liens and Encumbrances.**
- **Delivered Vacant & with a clean Phase 1 ESA.**

CLEAN PHASE 1 ESA

DELIVERED VACANT



OFFERING SUMMARY

Asking Price:	\$3,950,000
Lot Size:	5,443 Sq. Ft.
Zoning District:	R6A, C2-3
Residential BSF:	16,329
Price Per Buildable S.F.	\$241
Corner/Midblock/Through Lot:	Through Lot
Street Frontage:	114.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	Block 513 Lot 2 Astoria	Block 513 Lot 3 Astoria	8-48 Astoria Boulevard
Area	Astoria	Astoria	Astoria
Block/Lot	513/2	513/3	513/4
Lot Dimensions	16.42x33	25x47	72.58x82
Lot Sq. Ft.	434	992	4,017

BUILDING INFORMATION

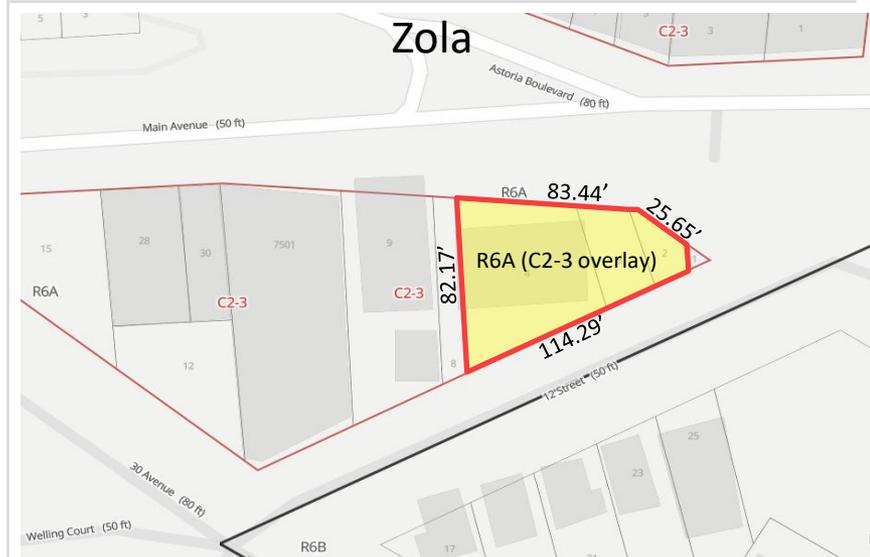
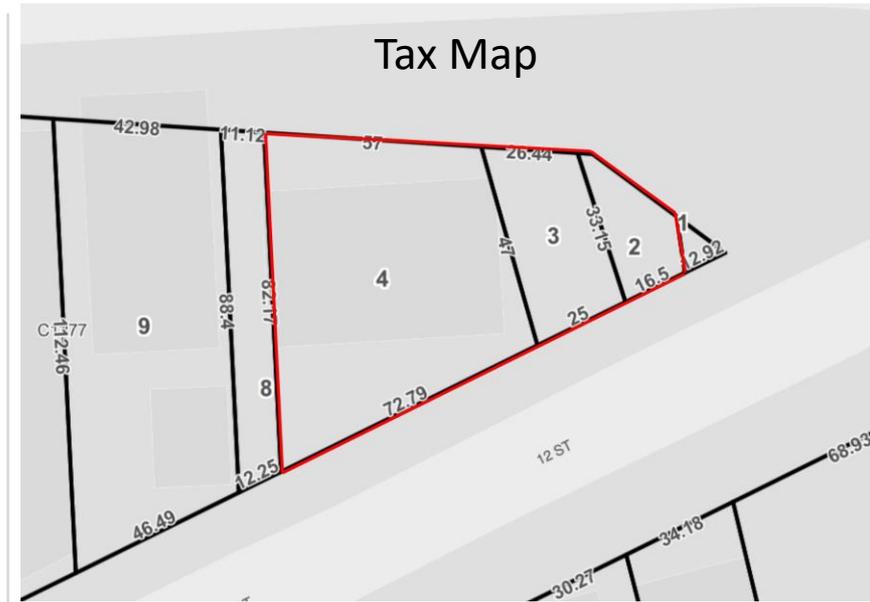
	Block 513 Lot 2 Astoria	Block 513 Lot 3 Astoria	8-48 Astoria Boulevard
Building Type	Vacant Lot	Vacant Lot	Commercial
Building Sq. Ft.	-	-	2,440
Total Units	-	-	1

NYC FINANCIAL INFORMATION

	Block 513 Lot 2 Astoria	Block 513 Lot 3 Astoria	8-48 Astoria Boulevard
Assessed Value	-	-	-
Tax Rate	10.592%	10.592%	10.592%
Gross Taxes	\$124	\$6,616	\$18,170

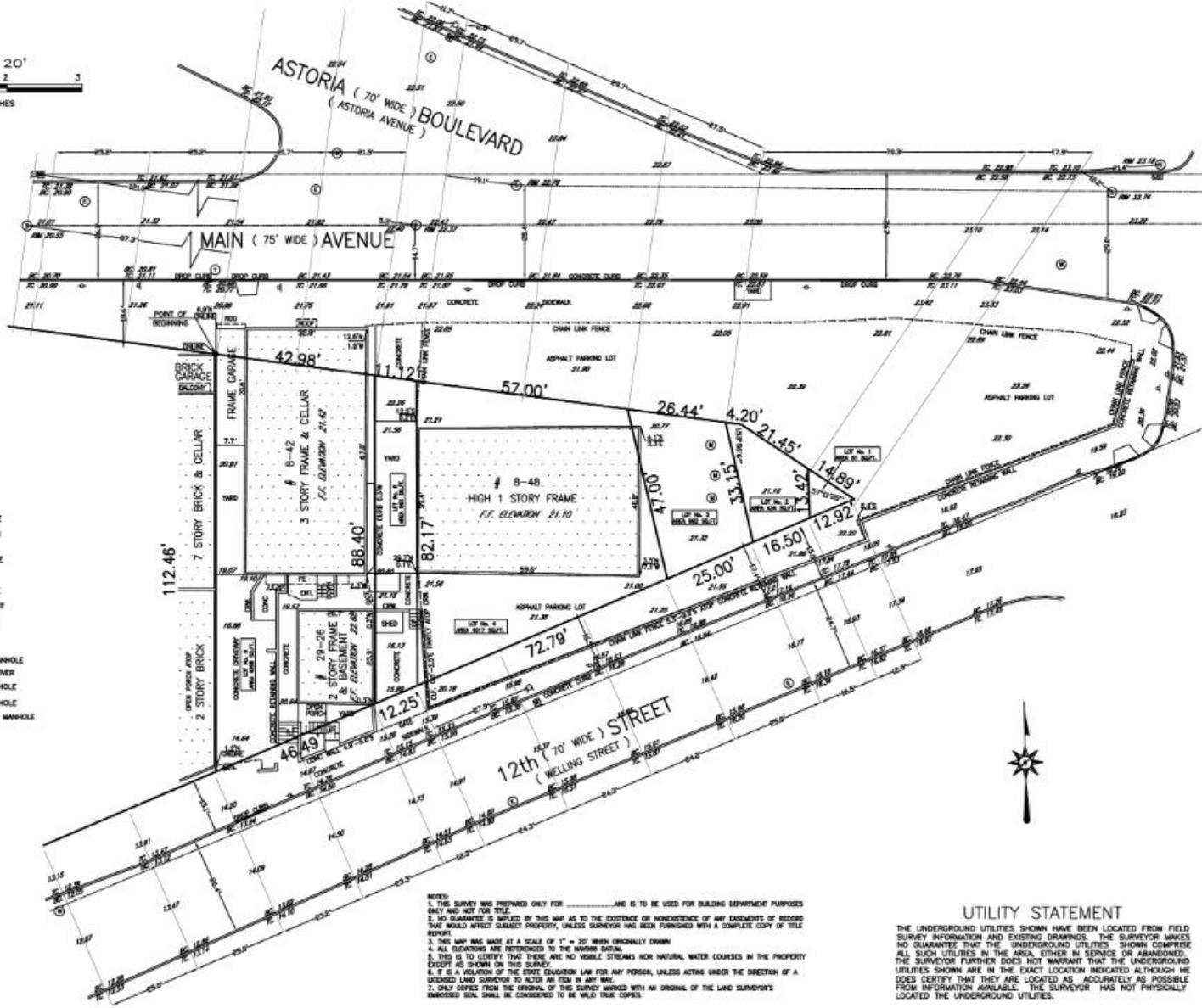
ZONING INFORMATION

	Block 513 Lot 2 Astoria	Block 513 Lot 3 Astoria	8-48 Astoria Boulevard
Zoning District	R6A, C2-3	R6A, C2-3	R6A, C2-3
Base Floor Area Ratio (FAR)	3	3	3
Residential Buildable Sq. Ft.	1,611	3,411	12,000
Commercial FAR	2	2	2
Commercial Buildable Sq. Ft.	1,074	2,274	8,000
Inclusionary FAR	-	-	-
Inclusionary Buildable Sq. Ft.	-	-	-
Community Facility FAR	3	3	3
Community Facility Buildable Sq. Ft.	1,611	3,411	12,000
Industrial FAR	-	-	-
Industrial Buildable Sq. Ft.	-	-	-



ARCHITECTURAL SURVEY

SCALE 1" = 20'
ORIGINAL SIZE IN INCHES



- LEGEND**
- FIRE ESCAPE
 - CATCH BASIN
 - DAC
 - WATER VALVE
 - SICK
 - UTILITY POLE
 - FIRE HYDRANT
 - LIGHT POLE
 - TREE
 - ELECTRIC MANHOLE
 - MANHOLE COVER
 - SEWER MANHOLE
 - WATER MANHOLE
 - TELEPHONE MANHOLE

NOTES:

- THIS SURVEY WAS PREPARED ONLY FOR _____ AND IS TO BE USED FOR BUILDING DEPARTMENT PURPOSES ONLY AND NOT FOR TITLE.
- NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE CORRECTNESS OR NON-EXISTENCE OF ANY GRADIENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH A COMPLETE COPY OF TITLE RECORD.
- THIS MAP WAS MADE AT A SCALE OF 1" = 20' WHEN ORIGINALLY DRAWN.
- ALL ELEVATIONS ARE REFERENCED TO THE NAD83 DATUM.
- THIS IS TO CERTIFY THAT THERE ARE NO WINDING STREAMS OR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
- IF A VIOLATION OF THE STATE EASEMENT LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR TO ALTER AN FEM IN ANY WAY.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S UNABRIDGED SIGN SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



STEPHEN N. GATHURA, P.L.S.
NEW YORK LICENSE 050810

DATE SURVEYED: JANUARY 30, 2024
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PROFESSIONAL LAND SURVEYOR
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TAX MAP
SECTION 513
BLOCK 9.8,4,3,2,1
LOT

CERTIFIED TO:
NEW YORK CITY BUILDINGS DEPARTMENT

ARCHITECTURAL SURVEY

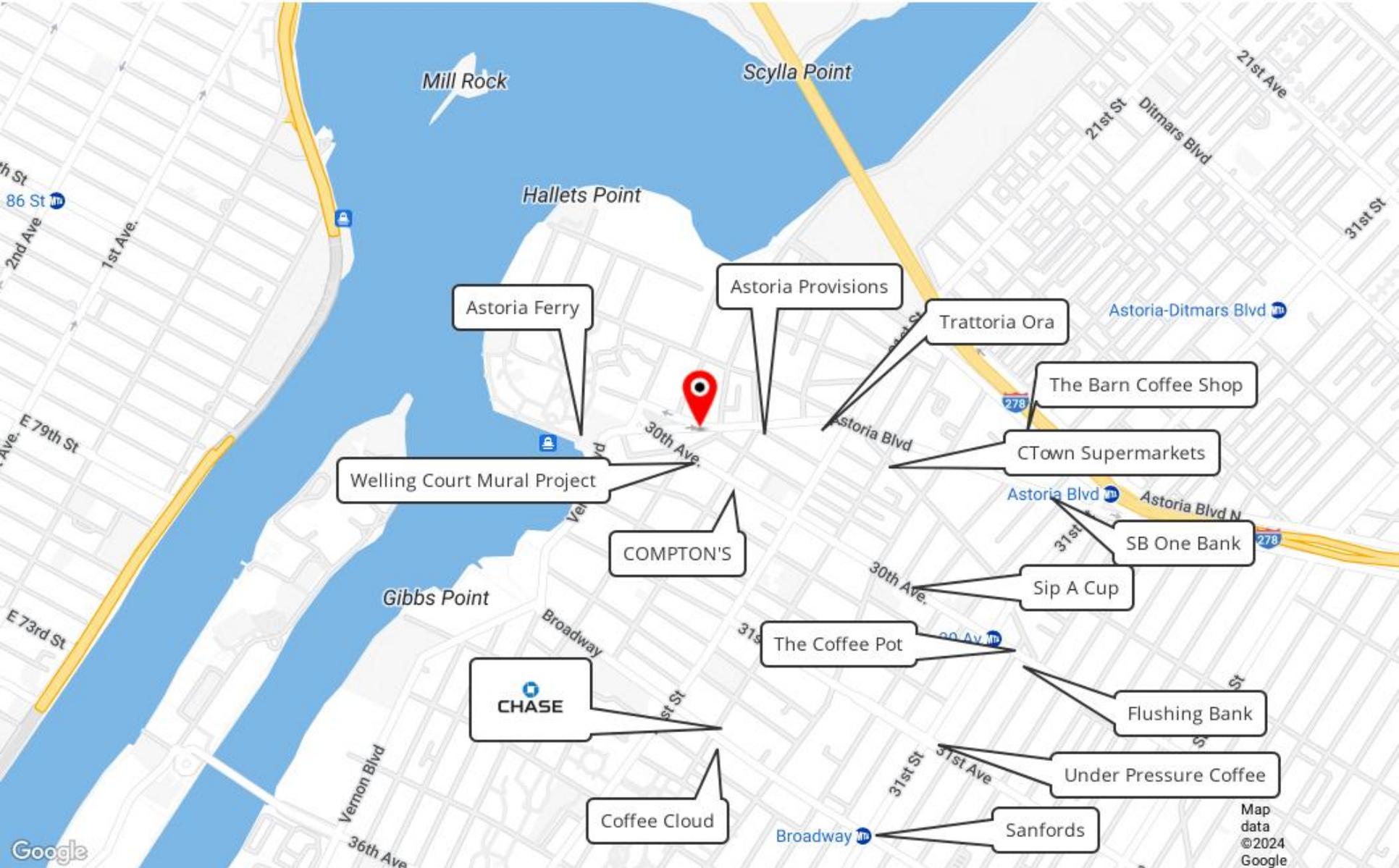
PROPERTY PHOTOS



All areas outside the delineated boundary shall be restored and constructed as sidewalk for DOT use



LOCATION MAP



Map data ©2024 Google



ADVISORY TEAM



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