



**REYES &
ELSAMAD**
REAL ESTATE GROUP

FOR SALE: 100% Occupied Medical
Office Property
23-22 30th Avenue, Astoria NY



INVESTMENT HIGHLIGHTS

- For sale: 9,669 SF | two-story | 100% Occupied Medical Office Property
- Two tenants with long term leases that are both Triple Net (NNN)
- Mount Sinai Hospital occupies 70% of the property and utilizes this asset for additional operational and medical use. Mount Sinai Hospital is located across the street and is one of the largest hospitals in Queens.
- PT Motion is the second tenant who occupies 30% of the property. This tenant is part of Mount Sinai's rehab network which includes over 55 locations across 4 states.
- Fully built out property with low deferred maintenance
- Transportation: The N-W train lines are 3 blocks away: 30 Ave Station
- *Contact us for the rent roll and expenses | 718-496-9820*



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23-22 30th Avenue, Astoria NY
For Sale: Inquire for pricing

23-22 30th Ave

Astoria, NY 11102



Perfect 1031 Exchange Property: 100% Occupied Medical Office

Reyes & Elsamad Real Estate Group has been retained on an exclusive basis to sell a two-story, 100% occupied medical office building located at 23-22 30th Avenue, Astoria Queens, NY. This property offers an investor a core investment strategy over the course of the next 13 years. There are two tenants under triple net leases that are currently paying 100% of the property taxes, all utilities, CAM plus maintenance. With regards to the leases; The Mount Sinai Hospital of Queens has 3 years on the lease with two - (5) year options for a total of 13 years remaining. They occupy 6,500 SF of medical office space.

The second tenant named Motion-PT has a 7-year lease plus one - (5) year option for a total of 12 years remaining. This tenant is part of Mount Sinai's rehab network which includes over 55 locations across 4 states. They provide physical and speech therapy services for all ages. They occupy 3,169 SF of medical office space.

The property has been fully renovated and properly maintained over the past 11 years which includes but not limited to a new roof, new facade and built-to-suit medical offices thus limiting any deferred maintenance.



For Sale: Inquire

Property Details

Address	23-22 30 th Ave, Astoria NY
Location	Corner of 30 Ave and Crescent Street
Block Lot	0572 0035
Lot Dimensions	37 x 138
Lot SF	5,100 SF
Building Dimensions	30 x 119
Stories	2.0
Zoning	R6A
Residential FAR	3.0
Community FAR	3.0
Residential Buildable	15,300
Property Taxes (2024)	\$91,858.08
Number of Tenants	2
Currently Tenancy	100%

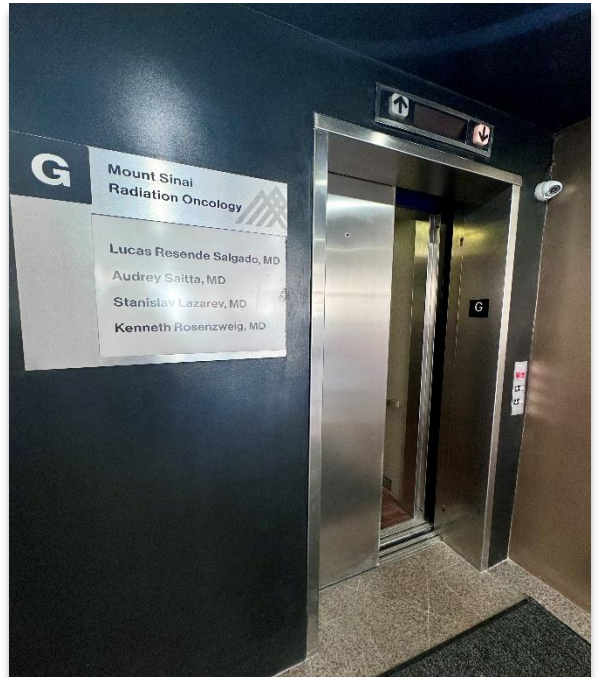
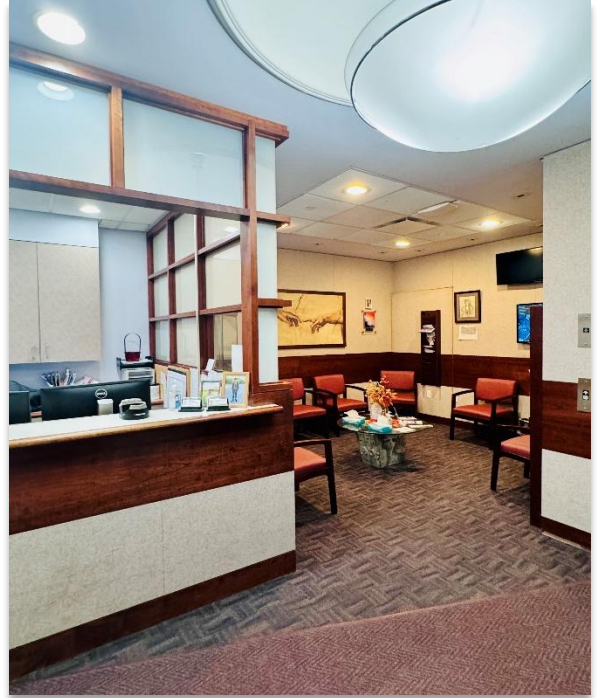
For more information, please contact:

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