

# HELMSLEY SPEAR

*Established 1866*

FOR SALE



DEVELOPMENT  
SITE

**23-01, 23-05 Steinway Street  
Astoria, NY 11105**

## EXECUTIVE SUMMARY

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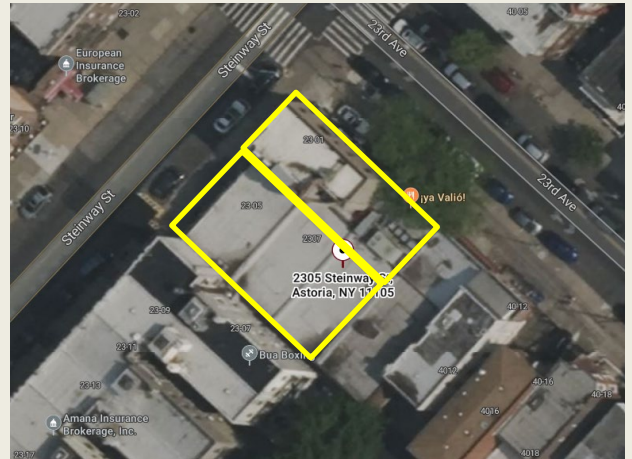
Unlock the potential of 23-01, 23-05 Steinway Street located in the heart of Astoria.

This 7,500 sq. ft. lot consists of 23-01 Steinway Street, 2,500 SF (25 X 100 ft), a three-story building with a restaurant on the ground floor and residential tenants on the second and third floors, all of which can be delivered vacant.

23-05 Steinway Street, 5,000 SF (50 X 100 ft) is a one-story automobile repair facility and can be delivered vacant. Both lots are within the R5D zone allowing a favorable floor area ratio (FAR). The site offers a unique opportunity to develop a mixed-use buildable area of up to 39,227 sq. ft. under as of right allowances.

This property is ideally suited for residential and retail development providing flexibility for investors or developers seeking to capitalize on the thriving Astoria market. Steps from the Q 101 Bus Stop and is a short walk to the 31<sup>st</sup> Street Astoria Ditmars N/W stop, this corner development site ensures convenience and connectivity, enhancing the value of future development. Don't miss your chance to bring your vision of life to one of New York City's most sought-after neighborhoods.

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# PROPERTY HIGHLIGHTS



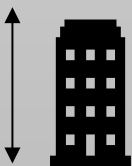
**UNMATCHED  
CORNER LOCATION**

In the heart of Astoria



**ACCESS TO**

LIRR/N, W subway lines,  
LaGuardia Airport



**AIR RIGHTS**

Max Overall ZFA 27,000 SF  
Total Gross 39,227 SF



**PROPERTY TYPE**

23-01 Steinway Street:  
Ground Floor Retail  
Second & Third Floor  
Residential

23-05 Steinway Street:  
Auto Repair/Auto Body



# PROPERTY OVERVIEW

23-01 Steinway Street & 23-05 Steinway Street

## PROPERTY INFORMATION

Located at the corner of Steinway Street & 23<sup>rd</sup> Avenue

Block - 793

Lot 73, 75

## BUILDING INFORMATION

23-01: Building dimension - 25 X 100 ft.

Building Sq. Ft. – 6,159

Stories – 3

Building Class – K4 – Retail with other uses

## TAXES

NYC Taxes – 2025: \$20,651.47 (both)

NYC Tax Class – 4 (both)

## LOT INFORMATION

Lot Size – 75 x 100 ft.

Lot Sq. Ft. 7,500

## BUILDING INFORMATION

23-05: Building dimension - 50 X 100 ft.

Building Sq. Ft. – 5,000

Stories – 1

Building Class – G2 – Auto Repair; Auto body

## ZONING INFORMATION

23-01 - R5D / 23-05 - R5D

Commercial FAR – 2.00 (both)

Residential FAR – 3.60 (both)

Community Facility – 3.00

## BUILDABLE SQ. FOOTAGES

Residential – 27,308 sq. ft.

Commercial – 2,792 sq. ft.

Mechanical – 2,298 sq. ft.

Parking – 9,052 sq. ft.

# DEMOGRAPHIC OVERVIEW

23-01 Steinway Street & 23-05 Steinway Street

## **MOST RECENT POPULATION**

**3,021,402**

## **AVG. HOUSEHOLD**

**2.3 People**

## **Median Household Income**

**\$105,557**

5  
Miles

## **MOST RECENT POPULATION**

**342,787**

## **AVG. HOUSEHOLD**

**2.4 People**

## **Median Household Income**

**\$99,421**

2  
Miles



# RENDERING



HILL | WEST  
ARCHITECTS  
1000 AVENUE OF THE STARS  
SUITE 1000  
NEW YORK, NY 10020  
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ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. ALL MASSING IS PRELIMINARY AND SUBJECT TO REVIEW AND FINAL APPROVAL BY THE NYC DEPARTMENT OF BUILDINGS. NOT RESPONSIBLE FOR MATTERS OF TITLE.

23-01, 23-05 STEINWAY STREET  
PRELIMINARY STUDY

VERSION 1

3/1/2023  
21P28  
**Z6**

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