



MODERNSPACES
Commercial + Investment Division



THE NOELLE - 35-21 CRESCENT STREET, ASTORIA, NY 11106

Renovated 6 Unit Multifamily Investment For Sale - \$2,950,000

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PROPERTY INFORMATION

Address: 35-21 Crescent Street, Astoria, NY 11106

Block / Lot: 339 / 6

Lot Dimensions / Size: 25' x 125' / 3,125 S.F. (Approx.)

Zoning: R5

Building Dimensions / Size: 20' x 73' / 4,380 S.F. (Approx.)

Stories / Units: 3 / 6

Net Operating Income: \$212,075

Real Estate Taxes (26/27): \$24,047

Building is Tax Class 2A Protected

CONTACT

EVAN J. DANIEL — EXECUTIVE VICE PRESIDENT — 516-508-8189 — EVAN@MODERNSPACESNYC.COM

EVANDANIELRE.COM

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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PROPERTY DESCRIPTION & RENOVATED UNIT FEATURES

The Noelle located at 35-21 Crescent Street is a fully remodeled boutique luxury loft building in the heart of Astoria and conveniently located a few blocks from the subway.

All apartments have been fully updated and the design modernized with the units now featuring elegant condo finishes and only the highest quality materials with Italian-made cabinetry, oak flooring, and Carrara marble-inspired bathrooms.

- **Engineer Hard Hardwood Floors**
- **Recessed Lighting**
- **Quartz Countertops**
- **Brand New Panelled Appliances**
- **Custom Kitchen Cabinets**
- **Luxury Bathroom with Ceramic Tile-work**
- **Whisper Quiet Split Unit HVAC System**
- **Livingroom Equipped with 52" LED Smart TV**

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PROPERTY FINANCIALS

Unit	Beds / Baths	Status	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
GAR 1	N/A		N/A		N/A	\$225	\$2,700
GAR 2	N/A		N/A		N/A	\$350	\$4,200
GAR 3	N/A		N/A		N/A	\$350	\$4,200
1A	2 / 1	FM	500	4/30/2027	\$79.20	\$3,300	\$39,600
1B	3 / 1	FM	685	8/30/2026	\$62.19	\$3,550	\$42,600
2A	3 / 1	FM	620	4/30/2027	\$70.16	\$3,625	\$43,500
2B	3 / 1	FM	685	5/31/2027	\$67.01	\$3,825	\$45,900
3A	3 / 1	FM	620	9/30/2026	\$71.13	\$3,675	\$44,100
3B	3 / 1	FM	685	8/31/2026	\$65.69	\$3,750	\$45,000
Total						\$22,650	\$271,800

Garages 2 & 3 are projected rent.

Expenses

Real Estate Taxes (26/27)	\$24,047
Water & Sewer	\$4,983
Gas	\$3,425
Insurance	\$6,505
Electric	\$1,014
Repairs & Maintenance	\$6,168
Payroll / Super	\$5,820
Management & Reserve	\$7,763
Total Expenses	\$59,725

Effective Gross Income	\$271,800
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Total Expenses	(\$59,725)
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Net Operating Income	\$212,075
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*All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. The owner makes no representations regarding the regulatory status of apartments. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.

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