



41-17 31st Ave, Queens, NY 11103

**Undisclosed**

4117 31st Avenue Astoria NY

Retail | 1,134 sq. ft.



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Listing Added: 01/02/2025

Listing Updated: 01/02/2025



## Building Details

Property Type	Retail, Office, Restaurant	Subtype	Medical Office, Executive Office
Tenancy	Multiple	Total Building SQFT	3,402
Minimum Divisible SQFT	1,134	Total Building Suites	3
Vacant SQFT	1,134	Land Acres	1,783
Class	B	Year Built	1920
Year Renovated	2020	Stories	3
Ceiling Height	10	Total Parking Spaces	2
County	Queens County		

## Building Description

Located in the vibrant neighborhood of Astoria, 4117 31st Avenue is a prime mixed-use property offering exceptional investment potential. Built in 1920, this solid brick building spans approximately 3,402 square feet and features a ground-floor commercial storefront, residential units above, a full basement for storage, and two garages.

Zoned C1-2, the property is ideal for local retail, office, and residential uses, making it a versatile asset for investors or owner-occupants. Its location on bustling 31st Avenue ensures high visibility and foot traffic, with convenient access to major public transportation, including the M and R subway lines and nearby bus routes.

With a Walk Score of 97 ("Walker's Paradise") and a Transit Score of 100 ("Rider's Paradise"), this property is perfectly situated near popular dining, shopping, and entertainment options. Whether you're seeking a steady income-generating asset or a space to grow your business, 4117 31st Avenue offers unparalleled opportunities in one of New York City's most sought-after areas.

## Building Highlights

- Property Type:** Mixed-use building with a commercial storefront and residential units.
- Building Size:** Approximately 3,402 square feet.
- Construction:** Solid brick structure, built in 1920 and fully renovated in 2020.
- Additional Features:** Full basement for storage and two garages.
- Zoning:** C1-2, supporting retail, office, and residential uses.
- Accessibility:** Located on a busy street with high visibility and foot traffic.
- Transit Options:** Close to the M and R subway lines at Steinway Street station, and nearby bus routes (Q101, Q104, Q18).
- Walkability:** Excellent Walk Score of 97 and Transit Score of 100, ensuring ease of access to local amenities.
- Neighborhood Amenities:** Surrounded by popular dining, shopping, and entertainment venues in the vibrant Astoria community.

Building Location (1 Location)

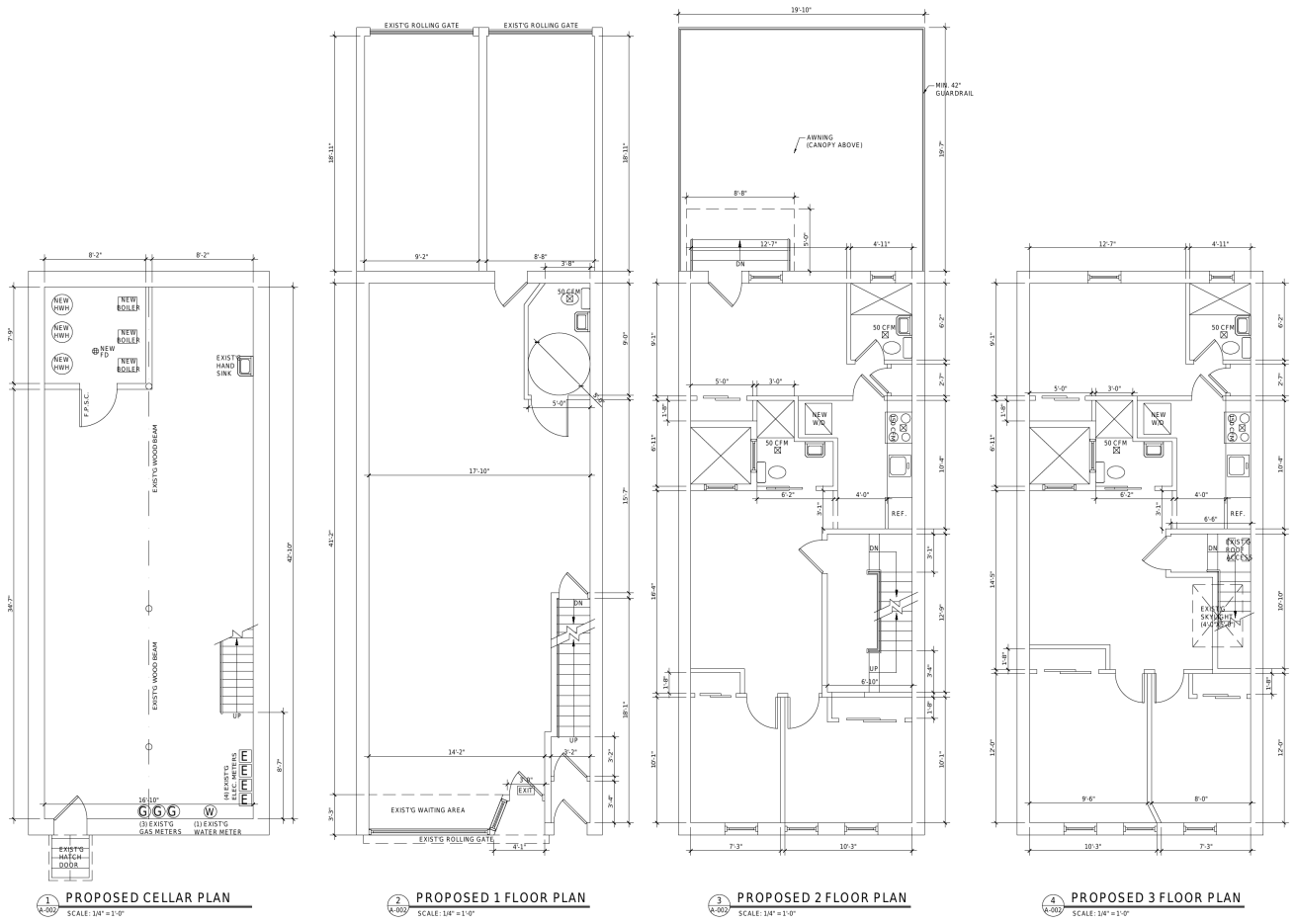


Available Space 1 Details

Prime mixed-use property in the heart of Astoria! This solid brick building features a commercial storefront, residential units, and a full basement with two garages, offering versatility and income potential. Zoned C1-2, it's ideal for retail, office, and residential use. Located on bustling 31st Avenue, the property enjoys a Walk Score of 97 and a Transit Score of 100, ensuring easy access to public transportation, shopping, dining, and amenities.

Listing Type	Direct	Space Subtype	Medical Office,Executive Office
RSF	1,134 SF	USF	1,134 SF
Space Available	11/15/25	Parking	2
Rate (Per SF)	\$69 / SF / YR	Lease Type	Modified Gross
Lease term	Negotiable	Total Rate (Per SF/YR)	\$69
Total Monthly Rent	\$6,520.5		

Available Space 1 Floorplan



Property Photos (0 photos)