



**LANDAIR  
PROPERTY  
ADVISORS**

**48' x 138' Corner Lot w/ 25,834  
Buildable ft<sup>2</sup> in Astoria**

9-06 27th Ave, Astoria, NY 11102

*Presented by:*

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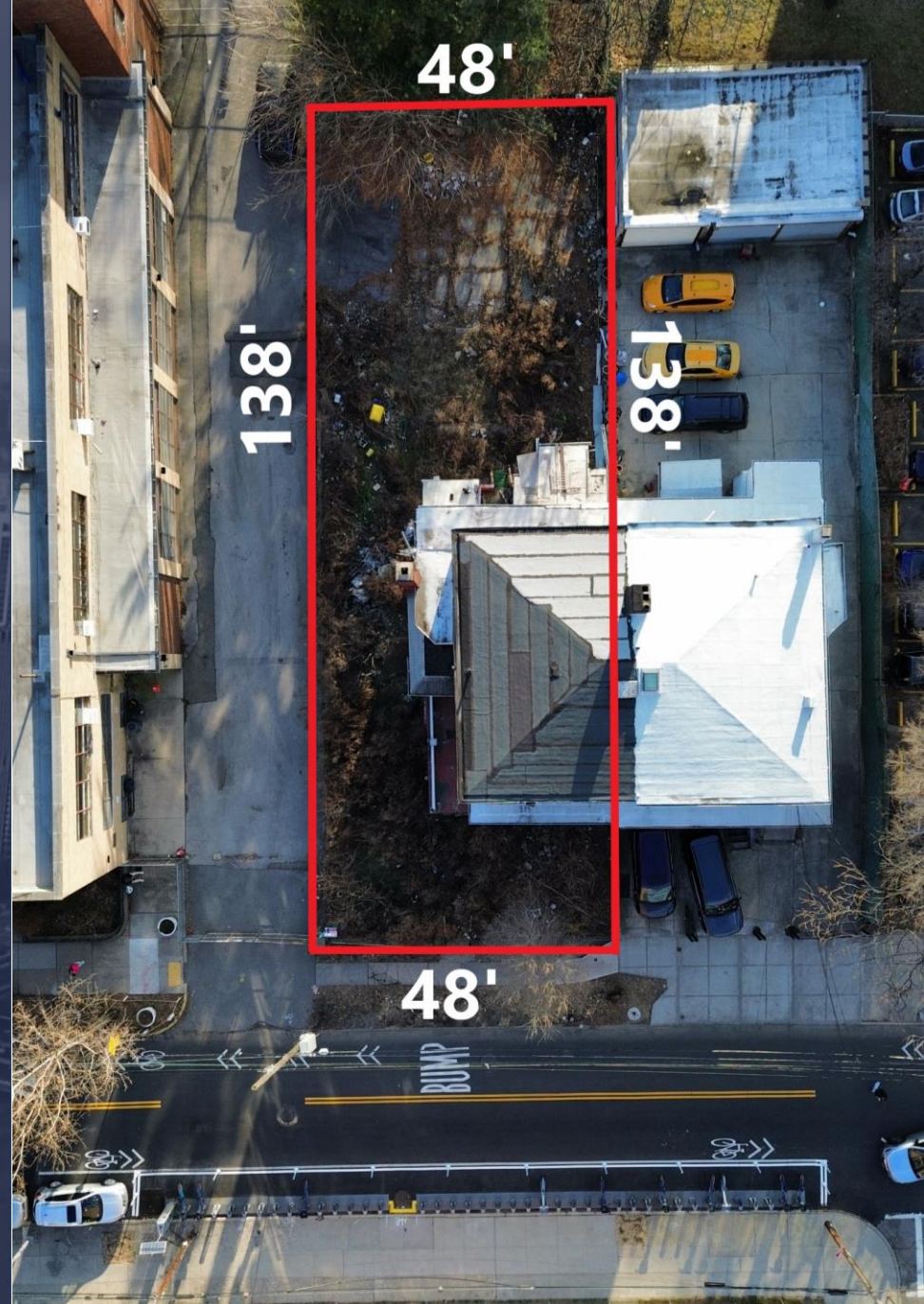
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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

The property at 9-06 27th Avenue, Astoria, NY 11102, offers a prime development opportunity in one of Queens' most desirable submarkets. The 6,624 Sq. Ft. lot includes a 2,300 Sq. Ft. residential building, which is currently vacant. The property's lot dimensions are 48' x 138' & it is situated on a corner lot. Zoned R6, the property allows for the construction of a 25,834 Sq. Ft. residential building utilizing the UAP program or a 14,572 Sq. Ft. building for 100% market-rate apartments.

The surrounding area features numerous new developments, highlighting the strong demand in the neighborhood. Astoria's growing appeal includes projected condo sellouts exceeding \$1,000 per Sq. Ft. and rental pricing at approximately \$65 per Sq. Ft. This property represents a valuable opportunity for investors seeking to capitalize on a thriving market with high residential demand.

## PROPERTY HIGHLIGHTS

- 6,624 Sq. Ft. corner lot with a 2,300 Sq. Ft. vacant residential building
- Zoned R6, allowing 25,834 Sq. Ft. with UAP or 14,572 Sq. Ft. for market-rate apartments
- Lot dimensions are 48' x 138'
- Surrounded by new developments in a high-demand area
- Condo sellouts projected to exceed \$1,000 per Sq. Ft.
- Rental pricing in the area estimated at ~\$65 per Sq. Ft.



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$4,000,000</b>
Lot ft <sup>2</sup> :	6,624
Lot Dimensions:	48' x 138'
Corner/Midblock:	Corner
Zoning District	R6
Residential BSF:	12,572
UAP BSF:	25,834
<b>UAP Price Per Buildable ft<sup>2</sup></b>	<b>\$155</b>
Tenancy:	Vacant



# PROPERTY DETAILS

## PROPERTY INFORMATION

	<b>9-06 27th Ave</b>
Area	Astoria
Block/Lot	510/46
Lot Dimensions	48x138
Lot Sq. Ft.	6,624

## BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	2,300
Total Units	2

## NYC FINANCIAL INFORMATION

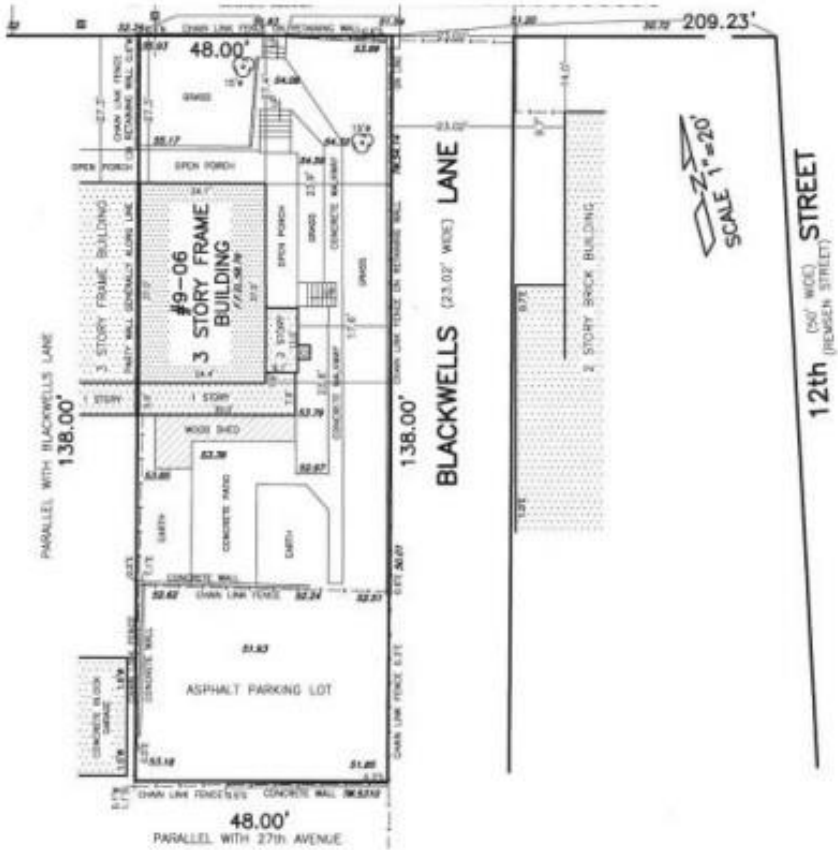
Assessed Value	\$37,549
Tax Rate	20.085%
Gross Taxes	\$7,542

## ZONING INFORMATION

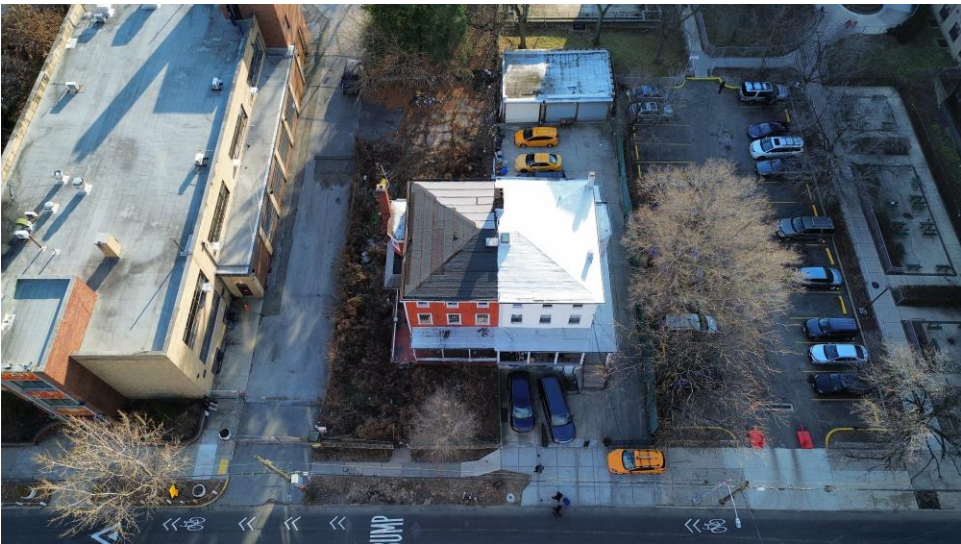
Zoning District	R6 NS
Base Floor Area Ratio (FAR)	2.2
Residential Buildable Sq. Ft.	14,572
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	3.9
UAP Buildable Sq. Ft.	25,834
Community Facility FAR	4.8
Community Facility Buildable Sq. Ft.	31,795
Industrial FAR	-
Industrial Buildable Sq. Ft.	-



# SITE PICTURES & SURVEY



# MORE PICTURES



# ADVISORY TEAM

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