

FOR SALE

Astoria Development Site Available

# 14-50 30th Avenue

Astoria • Queens • New York • 11102



### PROPERTY INFORMATION

Address: 14-50 30th Avenue  
 Block & Lot: 536 / 44  
 Lot Size: 29.33' x 95'  
 Lot SF: 2,786  
 Building SF: 1,700  
 No. of Stories: 2  
 Year Built: 1925  
 Construction Type: Brick & Masonry - Semi-Detached  
 Building Class: B1 - Two Family Dwelling  
 Residential Units: 2

### REAL ESTATE TAXES (2025/26)

Assessment: \$48,263.00  
 Real Estate Taxes: \$9,576.84  
 Tax Class: 1

### ZONING INFORMATION

Zoning District: R7A / C2-3  
 IH Designated Area: Yes  
 Mandatory IH Area: No

#### Basic

ZFAR: 4.00  
 Buildable SF: 11,145  
 Unit Count: 16.39

#### Inclusionary Bonus (Average 60%)

ZFAR: 4.60  
 Buildable SF: 12,817  
 Unit Count: 18.85

#### Qualifying AH or Qualifying SH

ZFAR: 5.01  
 Buildable SF: 13,960  
 Unit Count: 20.53

### Contact Exclusive Agents

**THEO E. KONTIS, SIOR**  
 718.204.6611  
 theo@tekranyc.com

**VINCENZO AMATO**  
 718.204.6511  
 vincenzo@tekranyc.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and

FOR SALE

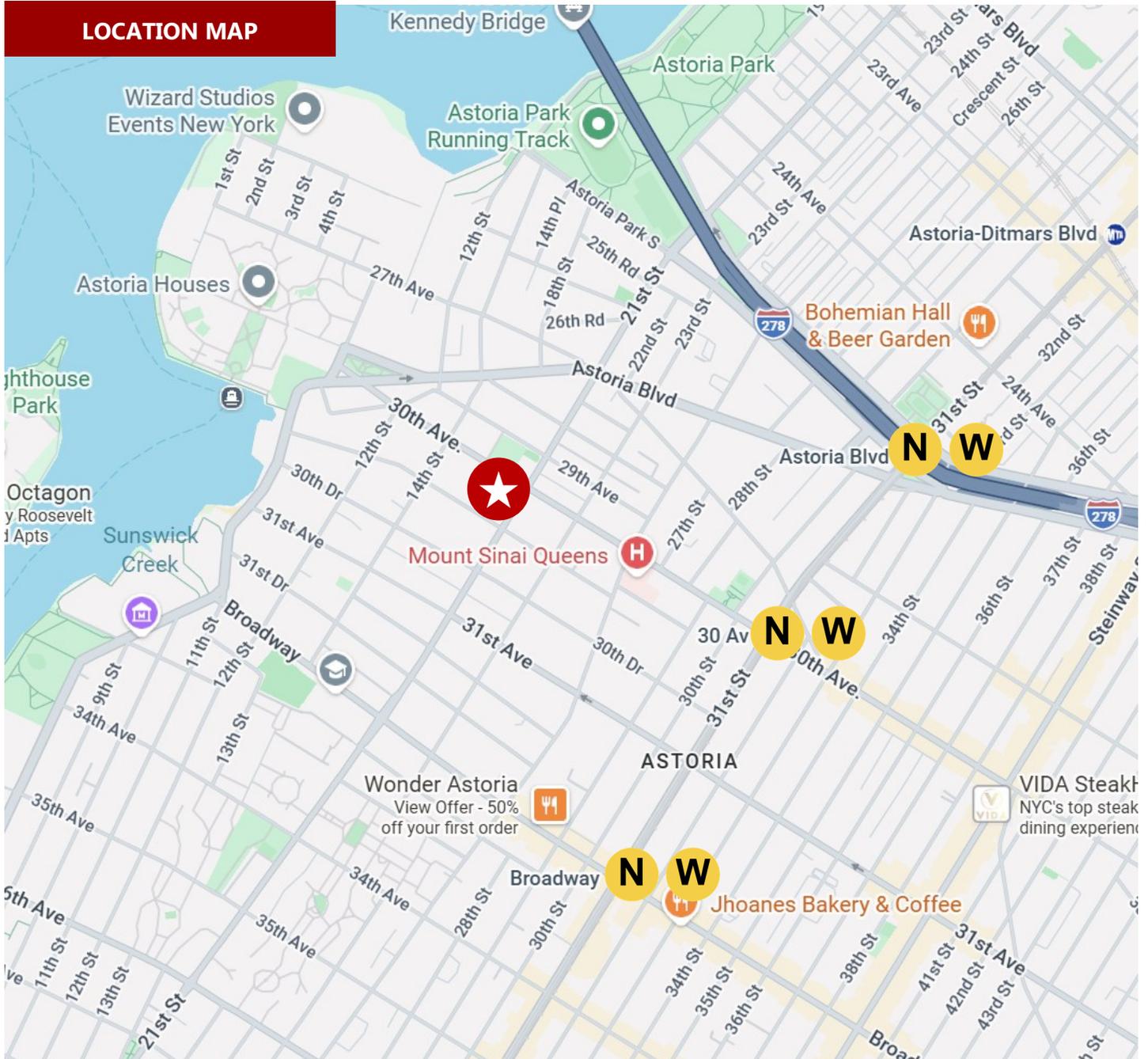
Astoria Development Site Available

# 14-50 30th Avenue

Astoria • Queens • New York • 11102



## LOCATION MAP



### Contact Exclusive Agents

**THEO E. KONTIS, SIOR**

718.204.6611

theo@tekranyc.com

**VINCENZO AMATO**

718.204.6511

vincenzo@tekranyc.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and

**FOR SALE**

Astoria Development Site Available

**14-50 30th Avenue**

Astoria • Queens • New York • 11102



**AERIAL BIRDS EYE VIEW**



**Contact Exclusive Agents**

**THEO E. KONTIS, SIOR**

718.204.6611

theo@tekranyc.com

**VINCENZO AMATO**

718.204.6511

vincenzo@tekranyc.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. The quality of the photographs contained herein may have been improved or enhanced. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. As an example, all zoning information, buildable square footage estimates and indicated users must be independently verified. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal, only if such procuring broker executes a brokerage agreement acceptable to us and