

**21-12 31ST AVENUE, QUEENS, NY 11106**

**EXCLUSIVE OFFERING MEMORANDUM**

**Development Site in Astoria**



**IPRG**

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DEVELOPMENT SITE IN ASTORIA

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FOR MORE INFORMATION,  
PLEASE CONTACT EXCLUSIVE AGENTS

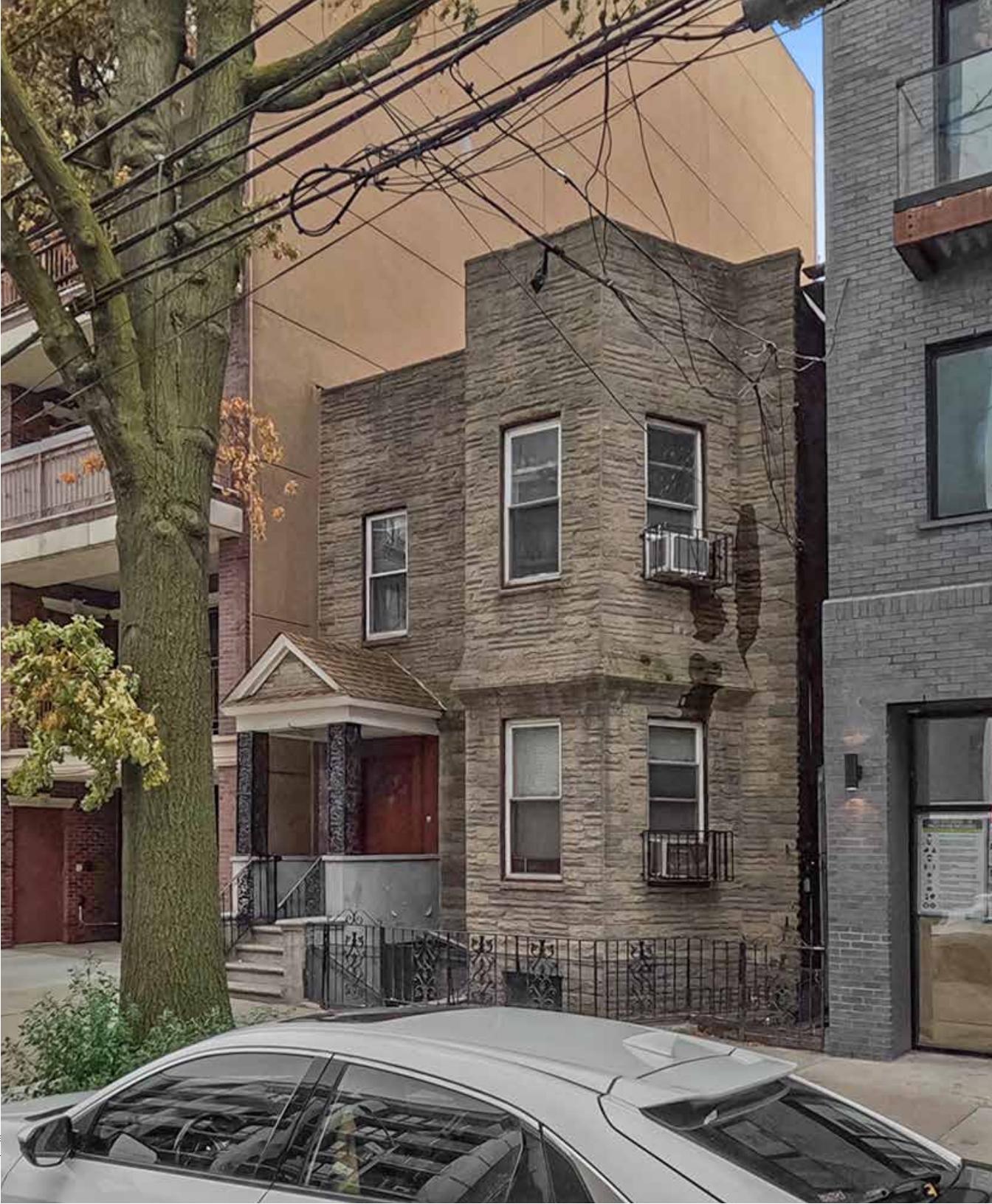
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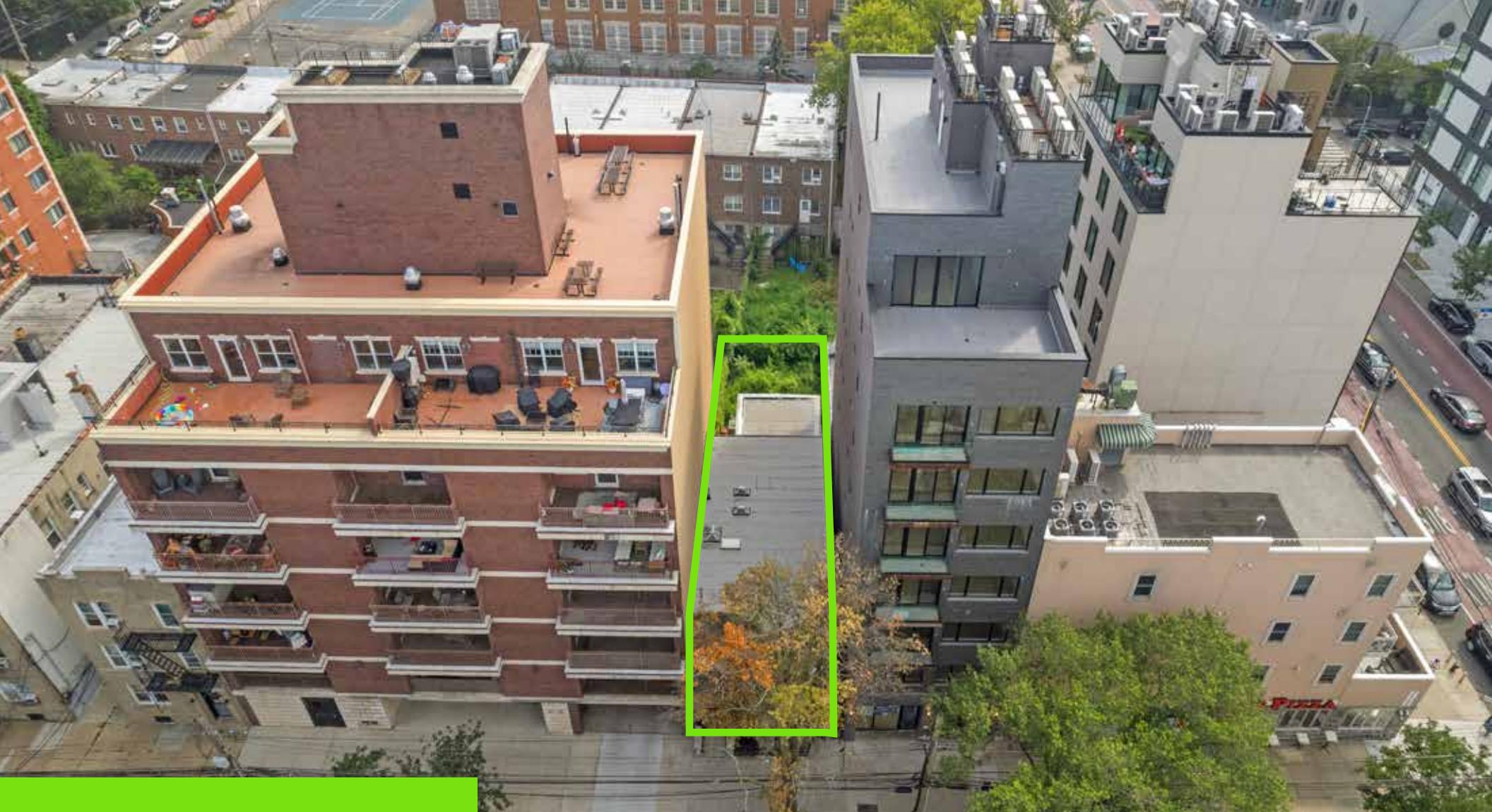
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# IPRG

## INVESTMENT PRICING

21-12 31ST AVENUE





## OFFERING PRICE

**\$1,975,000**

**\*POTENTIAL TO CONSTRUCT UP TO 12  
BRAND-NEW RESIDENTIAL UNITS**

## INVESTMENT HIGHLIGHTS

25 ft x 114 ft  
Lot Dimensions

8,550  
Approx. Total Buildable SF

\$231  
Price/Buildable SF

R6A  
Zoning

# IPRG

## PROPERTY INFORMATION

21-12 31ST AVENUE



Investment Property Realty Group (IPRG) is pleased to present the exclusive offering of 21-12 31st Avenue, a prime development opportunity in Astoria, Queens.

This 25' x 114' development site is located between 21st Street and 23rd Street and benefits from R6A zoning, allowing for approx. 8,550 buildable square feet. The property presents the potential to construct up to 12 brand-new residential units, perfect for condominiums or rental apartments.

Situated on a block experiencing significant growth, with multiple new developments nearby, the site is ideally positioned for long-term value. It is also conveniently located within walking distance of the N & W subway lines and the Astoria ferry, providing easy and quick access to Manhattan and beyond.

## BUILDING INFORMATION

BLOCK & LOT:	00552-0020
NEIGHBORHOOD:	Astoria
CROSS STREETS:	21st Street & 23rd Street
LOT DIMENSIONS:	25 ft x 114 ft
APPROX. TOTAL BUILDABLE SF:	8,550
ZONING:	R6A
FAR:	3
TAX CLASS / ANNUAL TAXES:	1
NOTES:	Potential to construct up to 12 new residential units

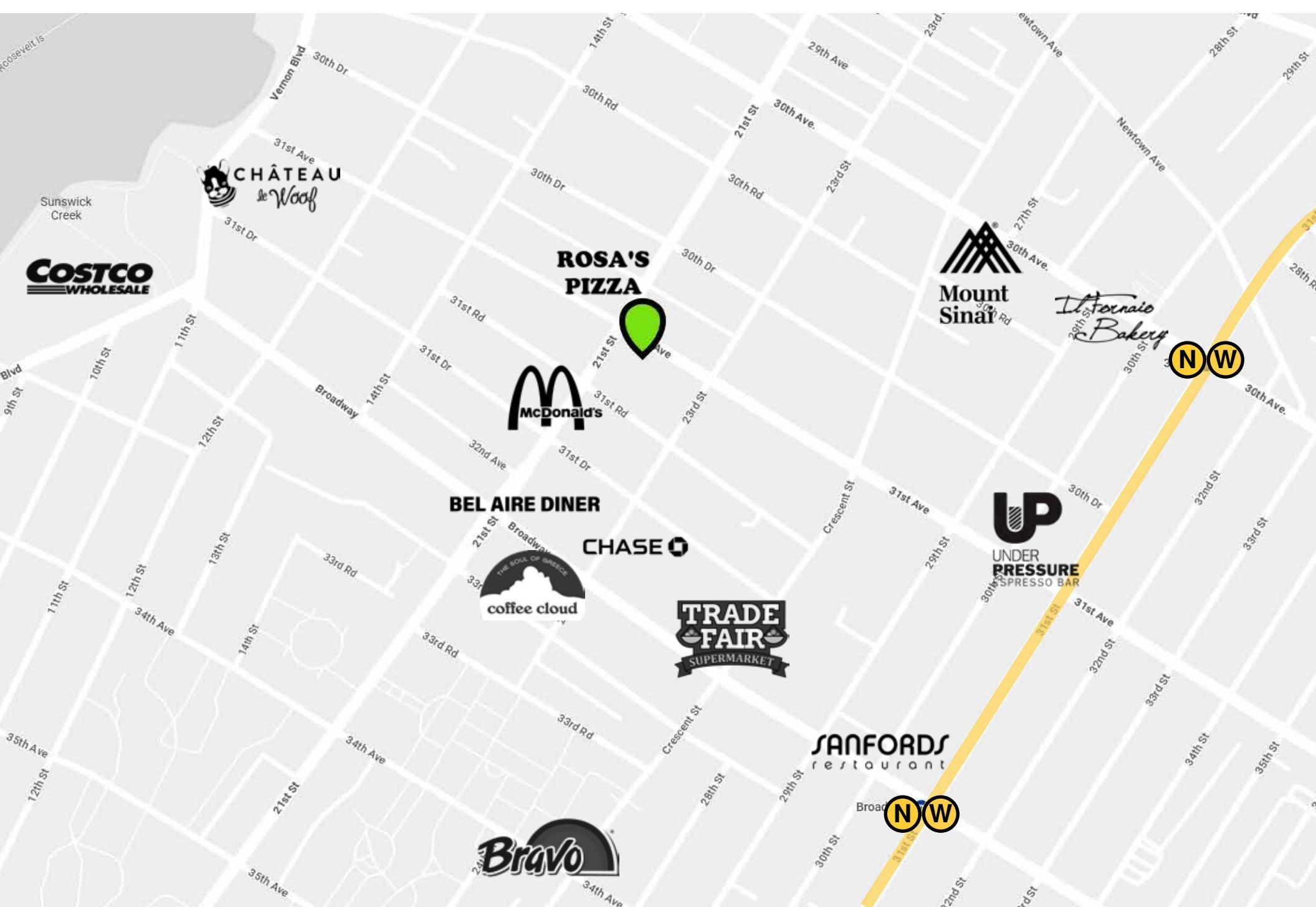
## TAX MAP



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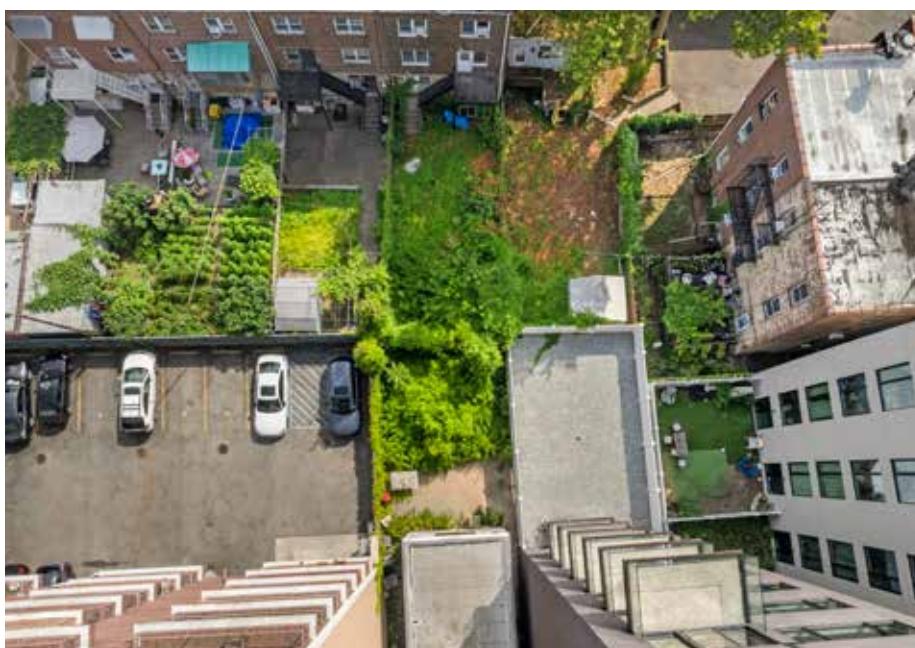
## PROPERTY MAP

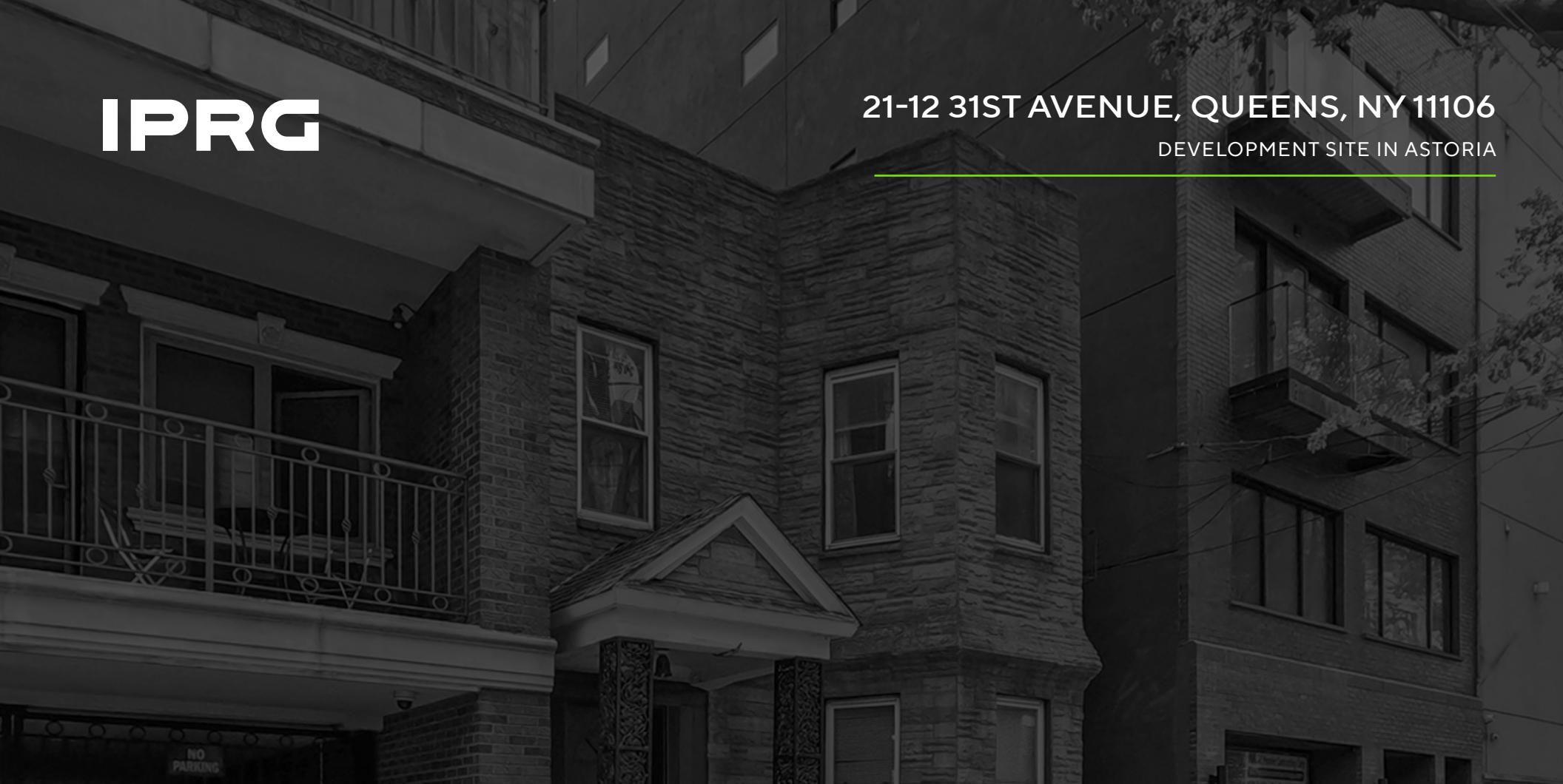


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ADDITIONAL PROPERTY PHOTOS





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