

21-12 31ST AVENUE, QUEENS, NY 11106

EXCLUSIVE OFFERING MEMORANDUM

Development Site in Astoria



IPRG

21-12 31ST AVENUE, QUEENS, NY 11106

IPRG DEVELOPMENT SITE IN ASTORIA

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DEVELOPMENT SITE IN ASTORIA

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FOR MORE INFORMATION,
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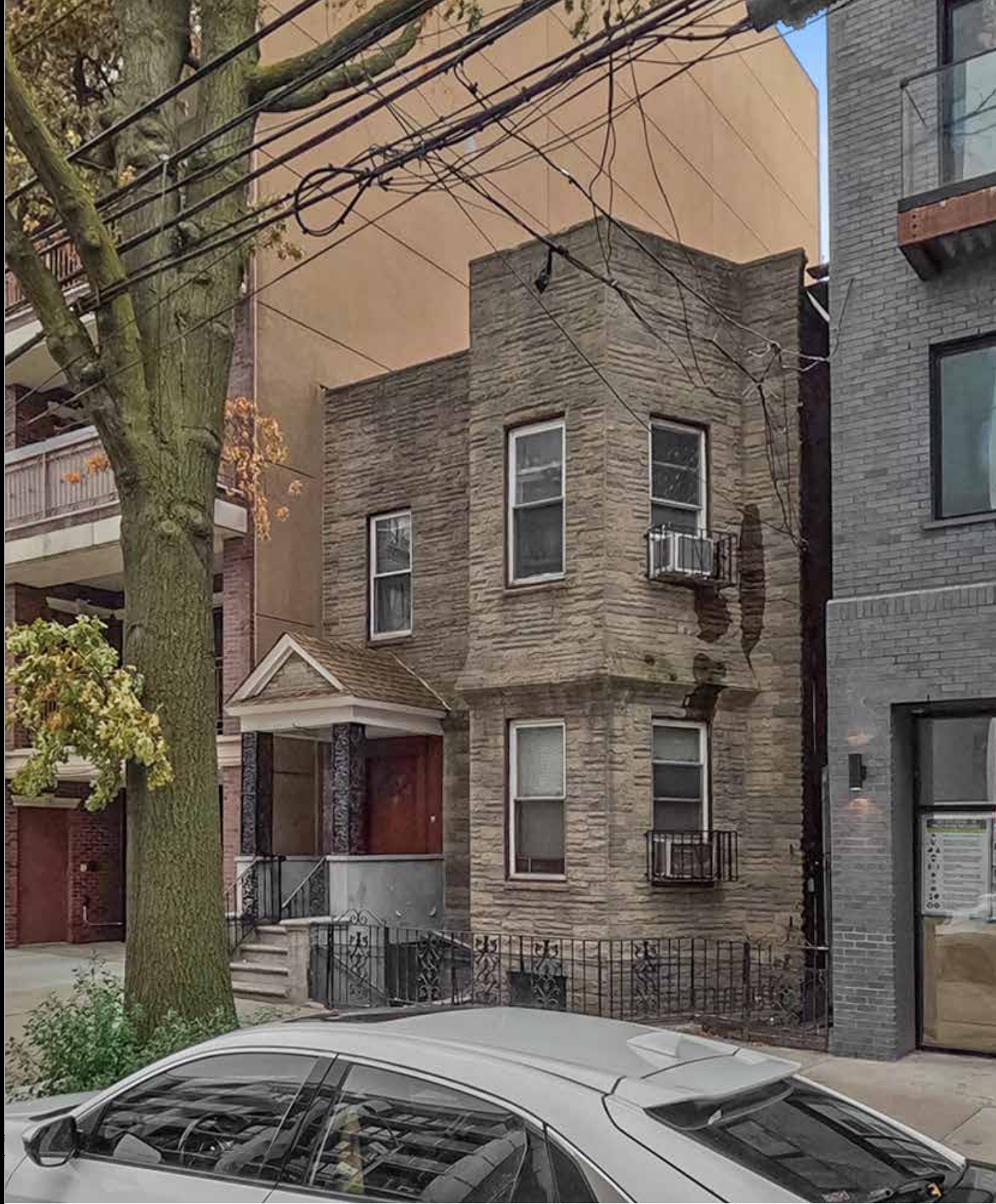
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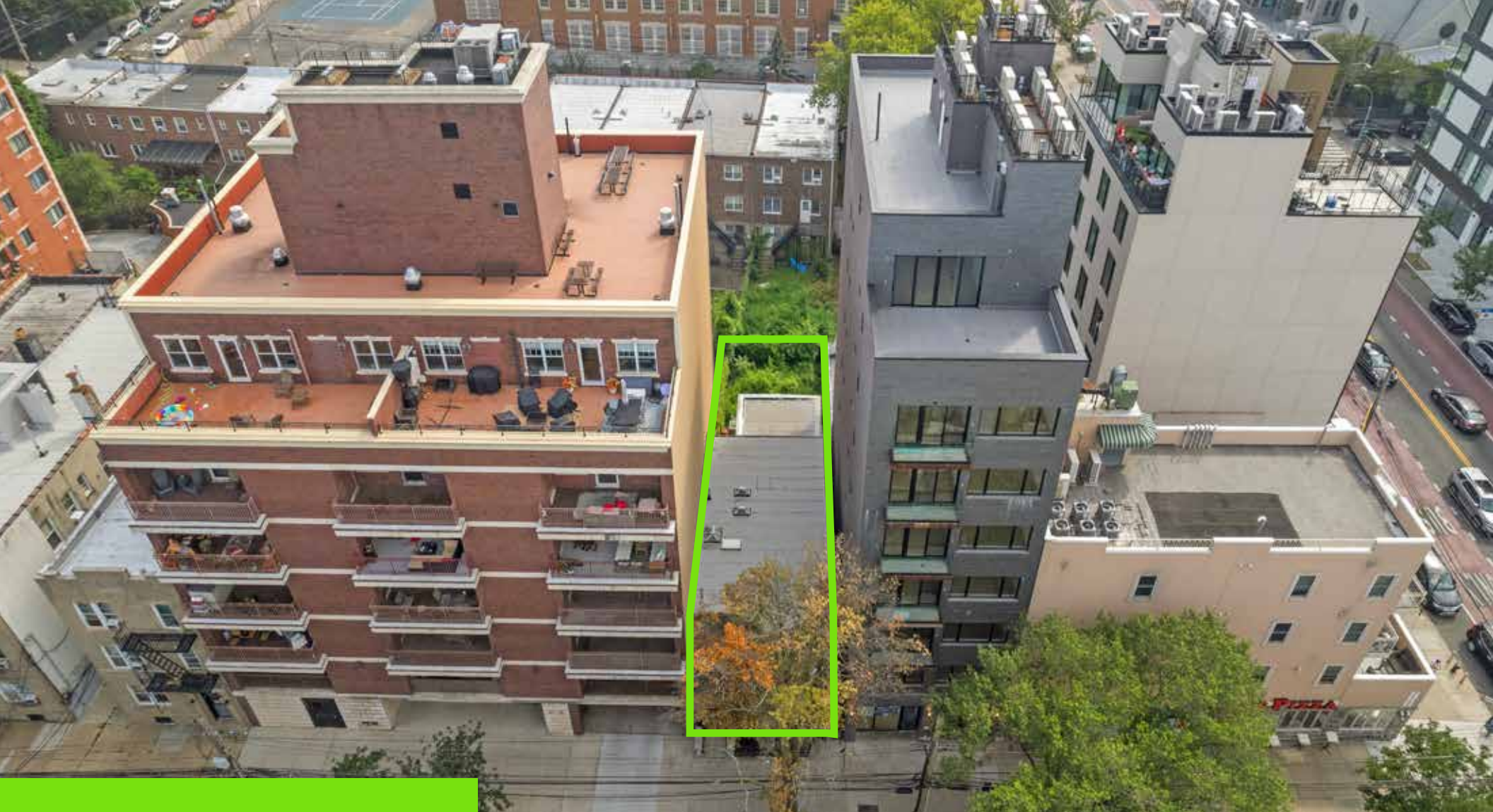
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INVESTMENT PRICING

21-12 31ST AVENUE





OFFERING PRICE
\$1,975,000

INVESTMENT HIGHLIGHTS

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

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



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INVESTMENT SUMMARY

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 |

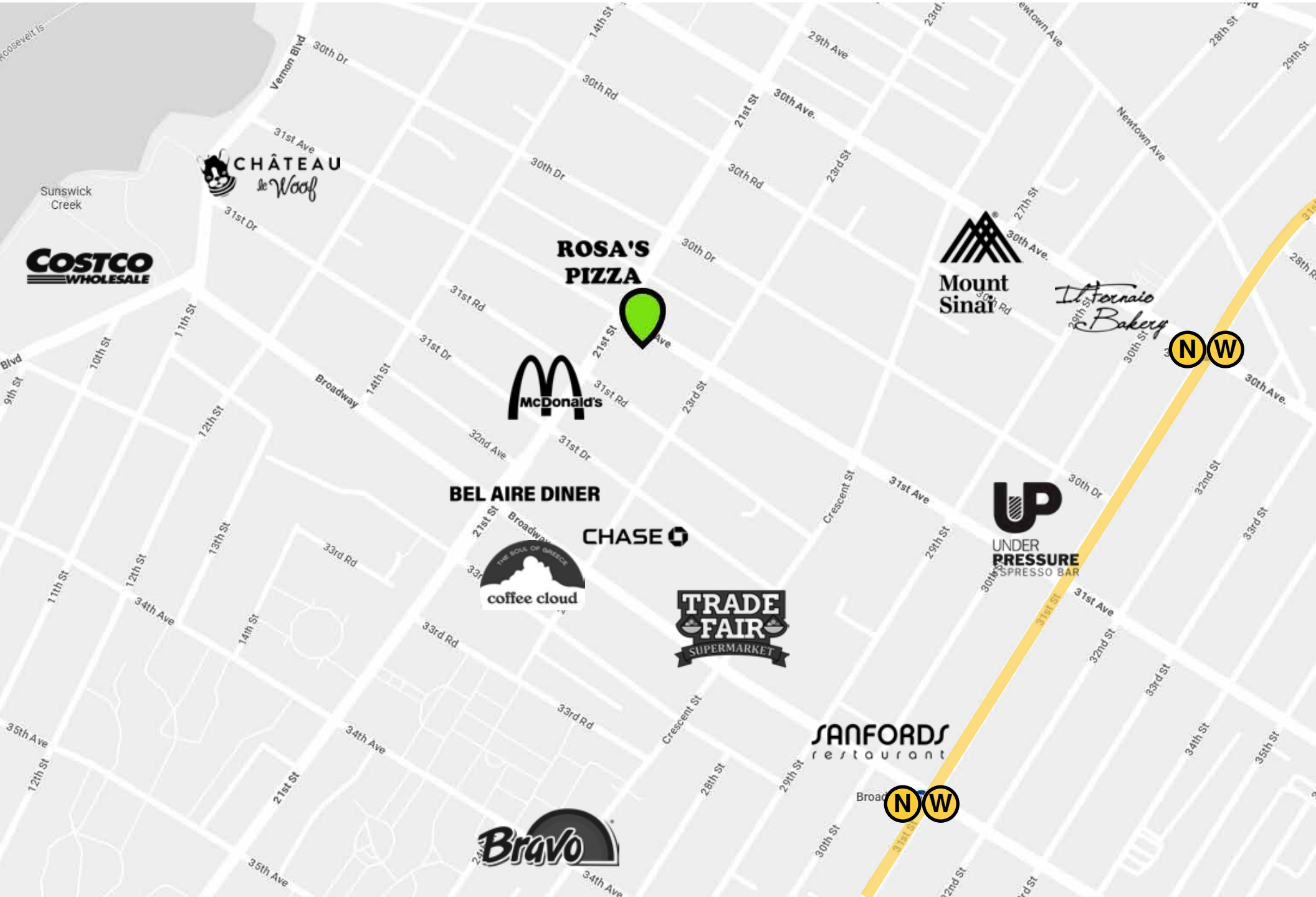
TAX MAP



21-12 31ST AVENUE, QUEENS, NY 11106

DEVELOPMENT SITE IN ASTORIA

PROPERTY MAP



21-12 31ST AVENUE, QUEENS, NY 11106

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ADDITIONAL PROPERTY PHOTOS





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