

34-14 33rd Street

Astoria NY 11106

TZM Presented By:
TZM Realty Properties





3414 33rd St

\$1,625,000

Unique Investment Opportunity in the Heart of Astoria Queens!

This multifamily property boasts six generously sized two-bedroom apartments, offering steady and reliable rental income in a prime location. Situated in the heart of Astoria, this property is conveniently located near a variety of dining, shopping, and cultural attractions, with excellent access to public MTA transportation ensuring a quick train ride to New York City, ensuring high tenant demand and long-term value. Each apartment features well-maintained interiors, providing a comfortable living environment for tenants, while the building itself offers potential for future value appreciation.

This...

- Heart of Astoria Queens
- Heavy Foot Traffic
- Unique Investment Opportunity
- 10-15 Minute Train Transportation to New York City
- No Vacancy



Price: \$1,625,000

No. Units: 6

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Low Rise

Building Class: C

Sale Type: Investment

Cap Rate: 4.26%

Lot Size: 0.05 AC

Gross Building Area: 5,000 SF

No. Stories: 3

Year Built: 1923

Parking Ratio: 0/1,000 SF

Zoning Description: R5

APN / Parcel ID: 00609-0034

PRICING AND FINANCIAL ANALYSIS | 34-14 33rd Street



RENT ROLL

Unit	Unit Type	Legal Status	Lease End	SF	Current Rent	Security Deposit	Yearly Rent/SF
1F	2BR	RS	1/31/25	715	\$1,450.58	\$1,451.30	\$24.35
1R	2BR	RS	9/30/25	700	\$1,343.15	\$1,308.32	\$23.03
2F	2BR	RS	11/30/25	715	\$1,737.60		\$29.16
2R	2BR	RS	7/31/25	700	\$1,838.13	\$1,838.13	\$31.51
3F	2BR	RS	3/31/25	715	\$777.82	\$777.82	\$13.05
3R	2BR	RS	6/31/25	750	\$1,647.41	\$1,647.41	\$26.36

Monthly Rent: \$8,794.69

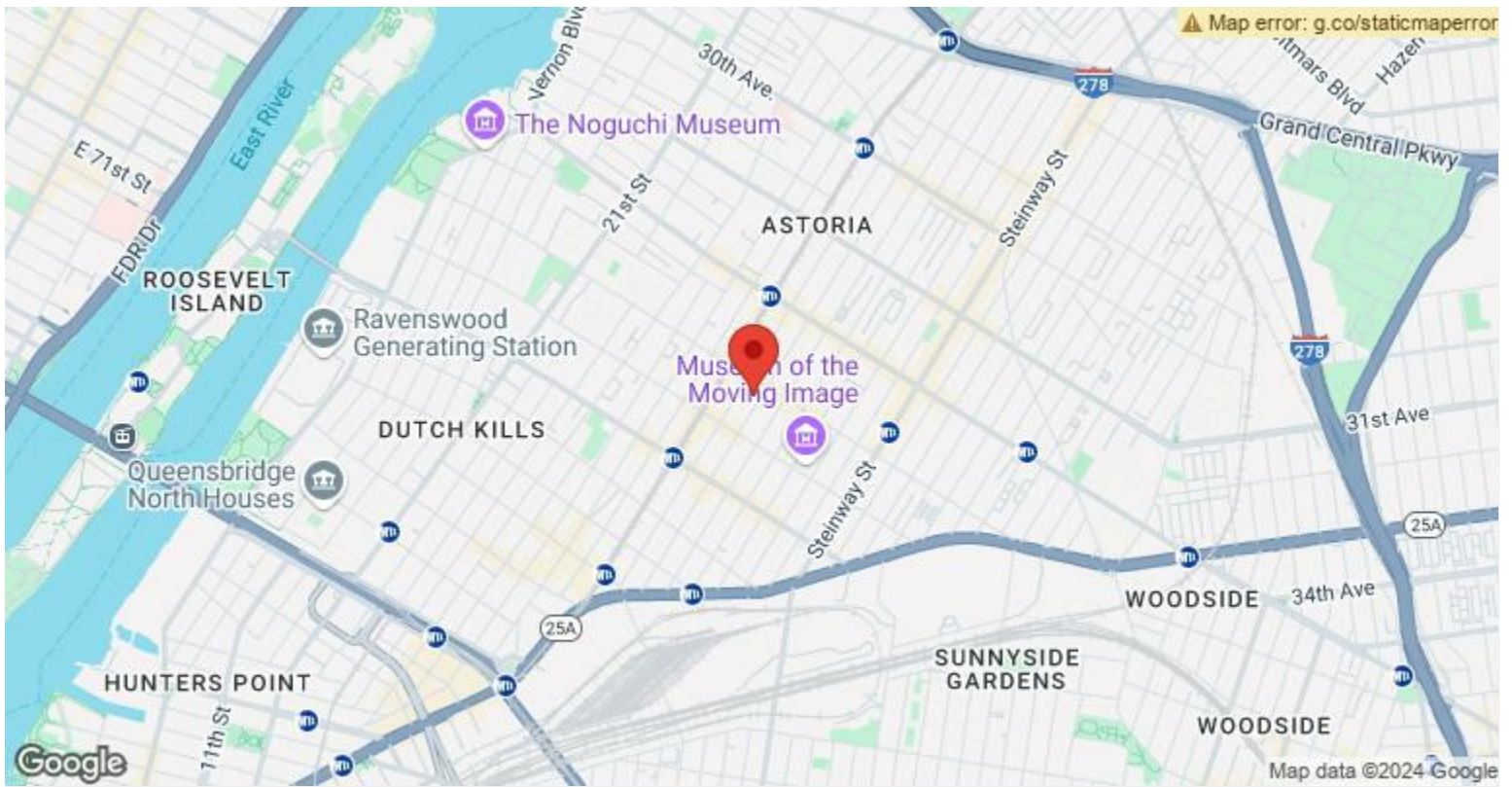
Annual Rent: \$105,536.28



OPERATING DATA

Income	Current
Gross Rent	\$ 105,536
Effective Gross Income	\$ 105,536

Expenses	Current
Real Estate Taxes	\$ 15,192
Insurance	\$ 2,689
Water & Sewer	\$ 3,054
Utilities	\$ 7,349
Management Fee	\$ 5,885
Total Expenses	\$ 34,169
Net Operating Income	\$ 71,367



3414 33rd St, Astoria, NY 11106

Property Photos



TWO BED 3RD FL LIVING ROOM



TWO BED 3RD FLOOR BEDROOM

Property Photos



TWO BED 3RD FL BEDROOM 2

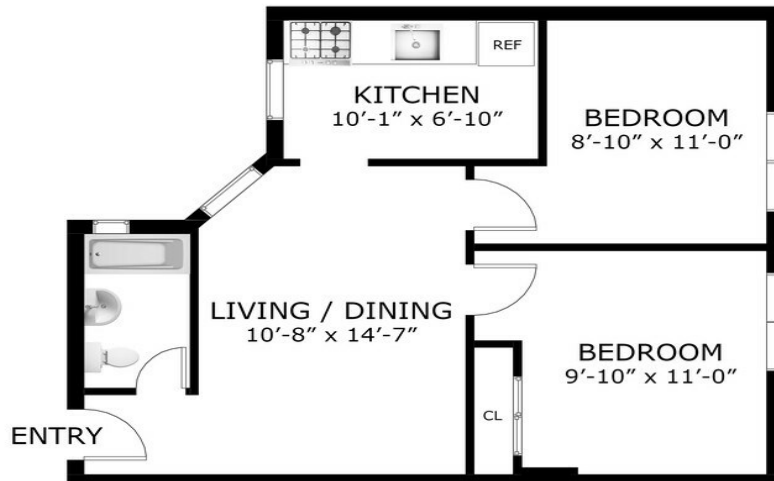


TWO BED 3RD FLOOR KITCHEN

Property Photos



Apt 3F



34-14 33rd Street, Astoria, NY
Residential 6 Family

Property Photos



TWO BED 1ST FL LIVING ROOM



TWO BED 1ST FL BEDROOM

Property Photos



TWO BED 1ST FL BEDROOM 2

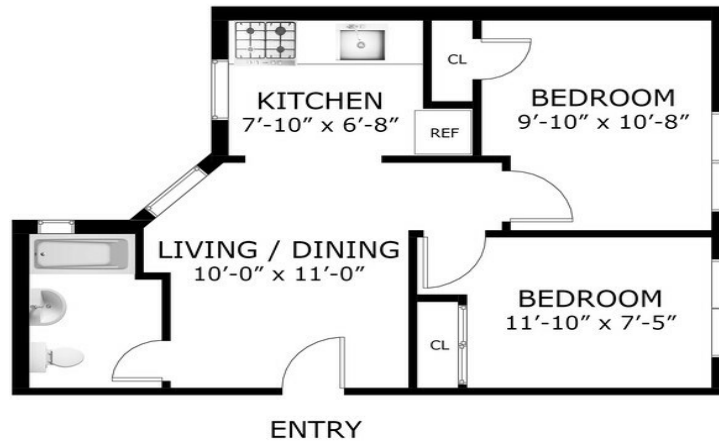


TWO BED 1ST FL KITCHEN

Property Photos



Apt 1F



34-14 33rd Street, Astoria, NY
Residential 6 Family

Property Photos



Property Photos



ROOF 2



BOILER ROOM HOT WATER TANK BASEMENT

Property Photos



BASEMENT METERS



BASEMENT METERS

Property Photos



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