



**MODERN SPACES**  
Commercial + Investment Division



**THE CATHERINE - 31-64 41ST STREET, ASTORIA, NY 11103**

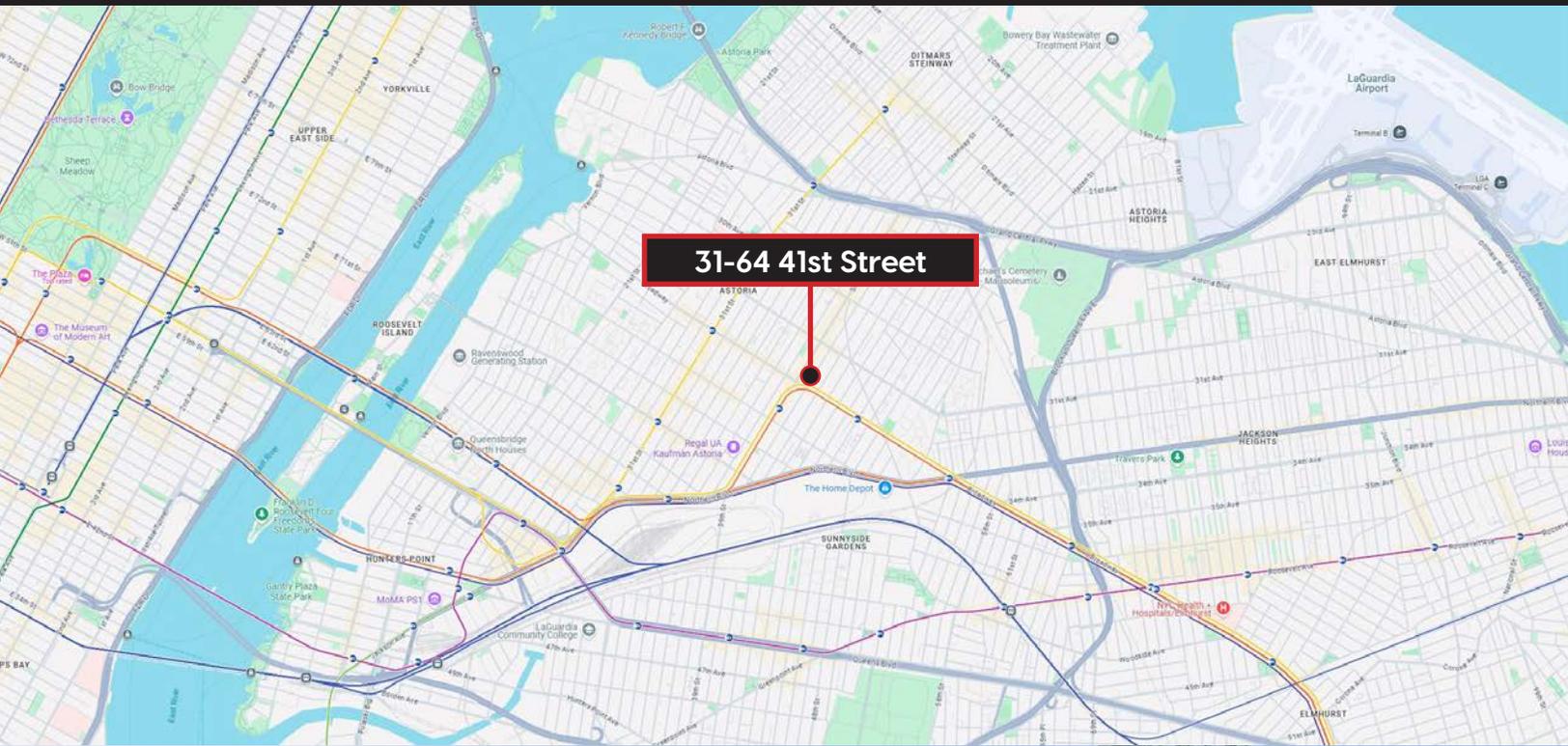
Renovated 8 Unit Multifamily Investment For Sale - \$3,900,000

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## PROPERTY INFORMATION

<b>Address:</b>	31-64 41st Street, Astoria, NY 11103
<b>Block / Lot:</b>	678 / 67
<b>Lot Dimensions / Size:</b>	25' x 100' / 2,500 S.F. (Approx.)
<b>Zoning:</b>	R5
<b>Building Dimensions / Size:</b>	20' x 70' / 6,484 S.F. (Approx.)
<b>Stories / Units:</b>	4 / 8
<b>Net Operating Income:</b>	\$256,816
<b>Real Estate Taxes (25/26):</b>	\$33,990

## CONTACT

EVAN J. DANIEL — EXECUTIVE VICE PRESIDENT — 516-508-8189 — [EVAN@MODERNSPACESNYC.COM](mailto:EVAN@MODERNSPACESNYC.COM)

[EVANDANIELRE.COM](http://EVANDANIELRE.COM)

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## PROPERTY DESCRIPTION & RENOVATED UNIT FEATURES

The Catherine located at 31-64 41st Street is a fully remodeled boutique luxury loft building in the heart of Astoria and conveniently located a few blocks from the subway.

All apartments have been fully updated and the design modernized with the units now featuring elegant condo finishes and only the highest quality materials with Italian-made cabinetry, oak flooring, and Carrara marble-inspired bathrooms.

- **Engineer Hard Hardwood Floors**
- **Recessed Lighting**
- **Quartz Countertops**
- **Brand New Panelled Appliances**
- **Custom Kitchen Cabinets**
- **Luxury Bathroom with Ceramic Tile-work**
- **Whisper Quiet Split Unit HVAC System**
- **Livingroom Equipped with 52" LED Smart TV**

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## PROPERTY FINANCIALS

Unit	Beds / Baths	Size (S.F.)	LXP	R.P.S.F.	Monthly Rent	Annual Rent
1A	2 / 1	580	7/31/2026	\$68.28	\$3,300	\$39,600
1B	2 / 1	615	9/30/2026	\$70.24	\$3,600	\$43,200
2A	2 / 1	775	8/31/2026	\$57.68	\$3,725	\$44,700
2B	2 / 1	615	8/31/2026	\$70.24	\$3,600	\$43,200
3A	2 / 1	775	4/30/2026	\$37.53	\$2,424	\$29,089
3B	2 / 1	615	9/30/2026	\$70.63	\$3,620	\$43,440
4A	2 / 1	775	6/30/2026	\$55.74	\$3,600	\$43,200
4B	2 / 1	615	7/31/2026	\$70.24	\$3,600	\$43,200
<b>Total</b>					<b>\$27,469</b>	<b>\$329,629</b>

### Expenses

Real Estate Taxes (25/26)	\$33,990	
Electric	\$3,330	
Gas	\$1,306	
Water & Sewer	\$7,569	
Insurance	\$5,376	
Management	3% of Gross	\$9,889
Repairs & Maintenance	\$11,353	
<b>Total Expenses</b>	<b>\$72,813</b>	

**Effective Gross Income** **\$329,629**

**Total Expenses** **(\$72,813)**

**Net Operating Income** **\$256,816**

\*All rent rolls are provided for informational purposes only and should not be deemed a representation as to the legality of such rents or the regulatory status of such apartment units. The owner makes no representations regarding the regulatory status of apartments. Interested parties are advised to independently verify the regulatory status of any apartment with the appropriate city or state housing agency and/or legal counsel.

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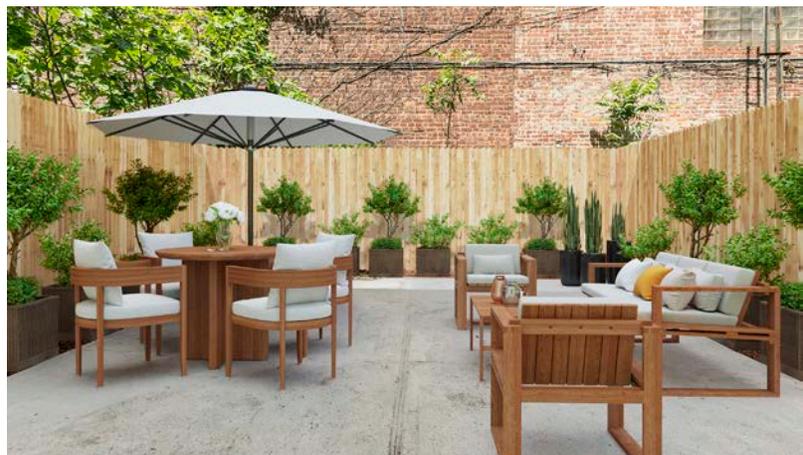
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## PROPERTY PHOTOGRAPHS



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