

TRI STATE COMMERCIAL®

FOR SALE

10,000 SF TURN KEY MEDICAL BUILDING
IN ASTORIA - STRONG CAP RATE

23-22 30th Avenue

Astoria, NY 11102

Between Crescent Street & 23rd Street



\$6,600,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

23-22 30th Avenue is a turn-key medical investment opportunity in the heart of Astoria, Queens. The modern, two-story Class B building totals approximately 9,540 SF on a 5,100-SF lot and is fully built for medical use.

The property features two commercial units with multiple tenants, providing stable cash flow and a strong cap rate. The building is anchored by Mount Sinai Hospital, occupying the basement and first floor under a NNN lease through 2027, with two 10-year renewal options, and Motion PT Group, a physical, occupational, and speech therapy provider with over 60 locations, currently in year two of a 7-year lease with an option. The building offers efficient layouts, and the roof was fully replaced two years ago, reducing near-term capital needs.

LOCATION OVERVIEW

Ideally located between Crescent Street and 23rd Street, 23-22 30th Avenue is situated in the heart of Astoria, one of Queens' most vibrant and fast-growing neighborhoods. The property enjoys strong foot traffic and excellent visibility along 30th Avenue, a bustling corridor lined with cafés, restaurants, and medical offices. The location offers convenient access to Manhattan and greater Queens. Surrounded by a dense residential community and major retailers such as Starbucks, Key Food, and CVS, this prime Astoria address presents a high-visibility, turn-key investment opportunity ideal for owner-users or investors alike.

Address	23-22 30th Avenue, Astoria, NY 11102
Location	Between 29th Street & 27th Street
Block/Lot	572 / 35
Zoning	R6A, R6B
Lot Dimensions	37.08 FT x 138.33 FT
Lot Size	5,100 SF
Building Dimensions	30 FT x 119 FT
Building Size	9,540 SF
Building Class	B
Total Commercial Units	2
Delivered	As is
Air Rights	Approx. 15,000 SF
Tenancy	Multiple
Tax Class	2A



\$6,600,000

Offered At

9,540 SF

Building Size

Built Out MRI Room

Amenities

Private, Multiple Cars

Driveway

2

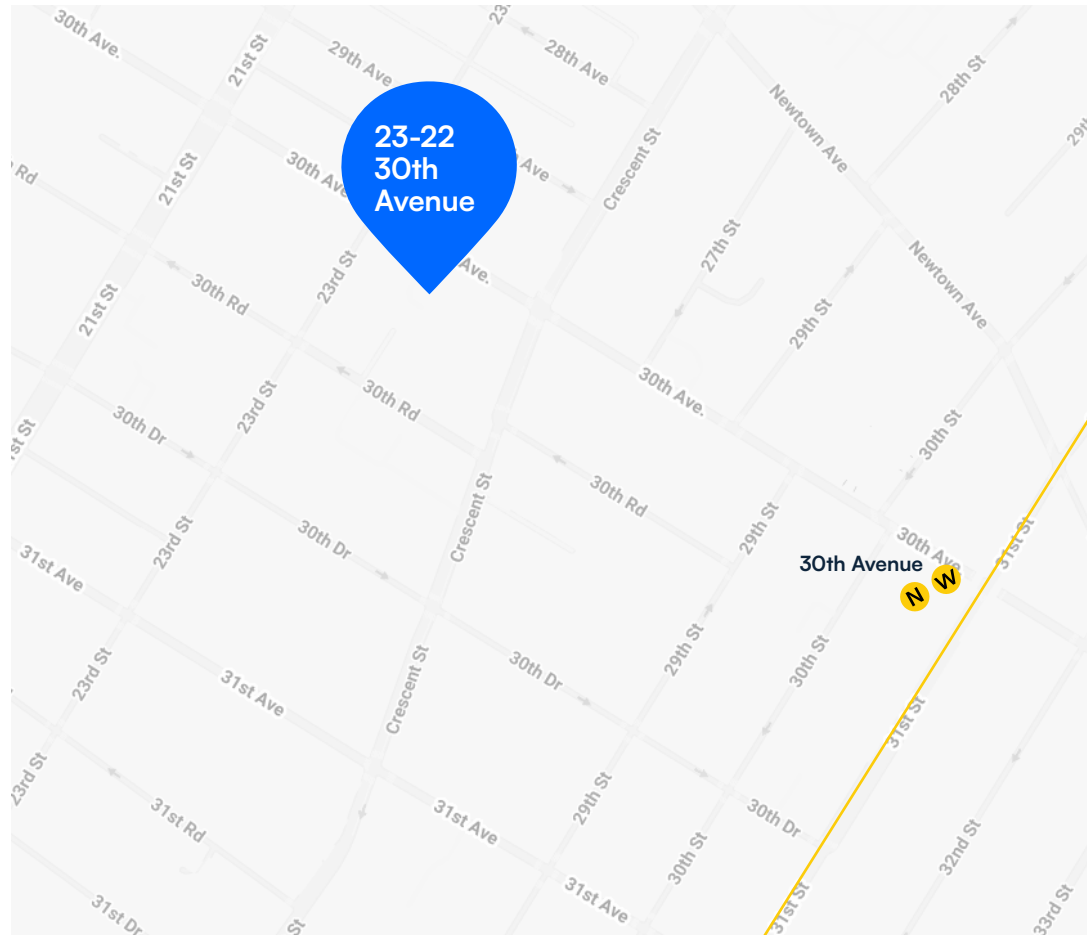
Commercial Units

TRANSPORTATION AND TAX MAP

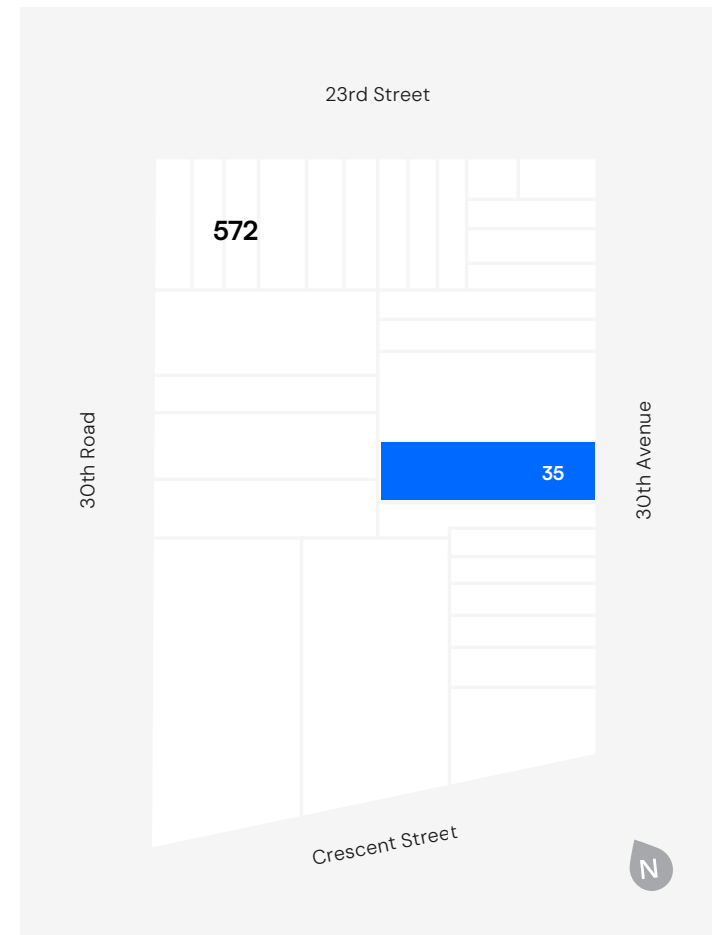
NEAREST TRANSIT

N W Trains at 30th Avenue

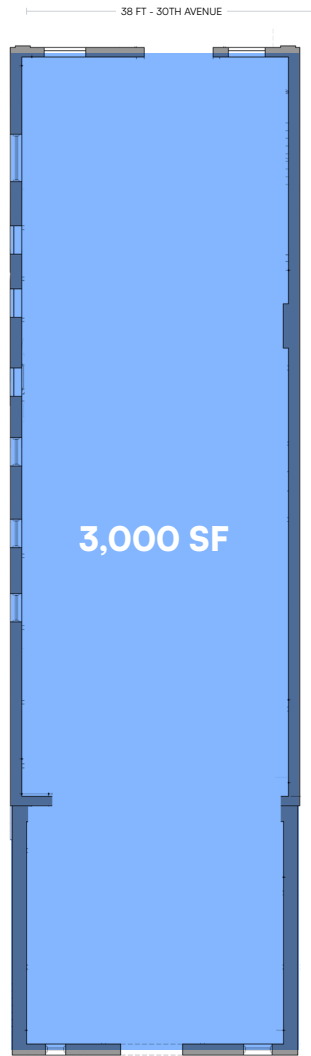
Q18 Q69 Q100 Q19 Bus Lines



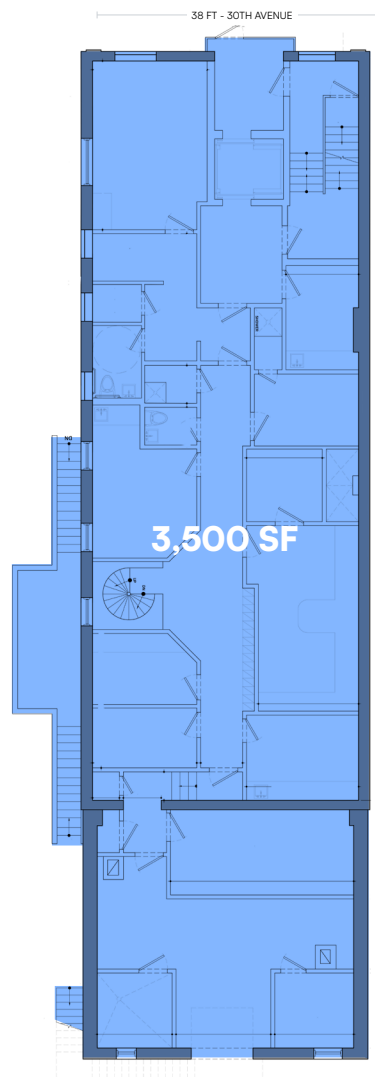
TAX MAP



FLOOR PLANS



BASEMENT



FIRST FLOOR



SECOND FLOOR

All square footages are approximate

PROPERTY PHOTOS



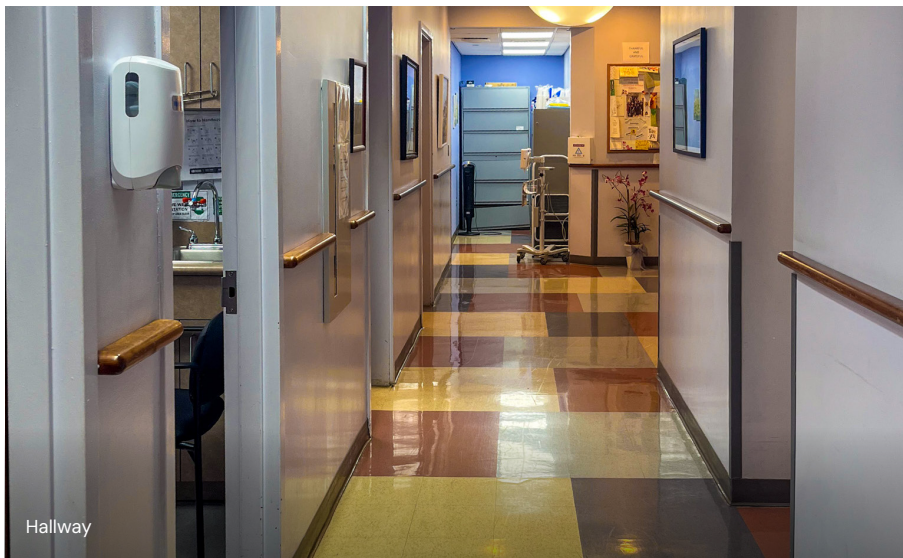
Lobby



Exam Room



Office



Hallway



Elevator



MRI

INCOME STATEMENT SUMMARY

COMMERCIAL REVENUE

UNIT	TENANT	SF	TAXES	RENT INCREASES	LXP	BASE RENT / SF	ANNUAL RENT	IN PLACE MONTHLY RENT
Basement & First Floor	Mount Sinai	6,662 SF	66.67%	2.5% Annually	Dec-27	\$56	\$370,630	\$30,886
Second Floor	Motion PT	2,878 SF	33.33%	3% Annually	Dec-30	\$46	\$123,000	\$11,330
GROSS MONTHLY COMMERCIAL REVENUE								\$42,216
GROSS ANNUAL COMMERCIAL REVENUE								\$506,590
AVERAGE RENT PER SF (GROSS)								\$53
TOTAL GROSS MONTHLY REVENUE								\$42,216
TOTAL GROSS ANNUAL REVENUE								\$506,590

EXPENSES

TYPE	Projection	% OF EGI	\$ / SF	ANNUALLY
Property Taxes	Per Ownership	5.39%	\$2.78	\$26,506
Operating Expenses	NNN	-	-	-

\$6,600,000

Offered At

\$499,934

NOI

7.6%

Cap Rate



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

ASTORIA

Rich in culture and community spirit, Astoria is one of Queens' most sought-after neighborhoods, known for its unique blend of tradition and modern urban energy. 30th Avenue serves as one of Astoria's primary commercial corridors, lined with lively cafés, international restaurants, specialty shops, and medical offices that cater to the area's diverse and dynamic population. With its close proximity to the 30th Avenue (N/W) subway station and steady pedestrian activity, the neighborhood offers a vibrant environment that supports both local businesses and residents.

POINTS OF INTEREST

- Astoria Park
- Hospital Mount Sinai Queens
- Museum of the Moving Image
- Socrates Sculpture Park
- Bohemian Hall & Beer Garden

DEMOGRAPHICS

Within a one-mile radius of the property

55,623

Total Households

122,090

People

\$116,561

Avg Household Income

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