



41-11 28th Avenue

23-Unit Property Offered at \$4,200,000

BOND
NEW YORK

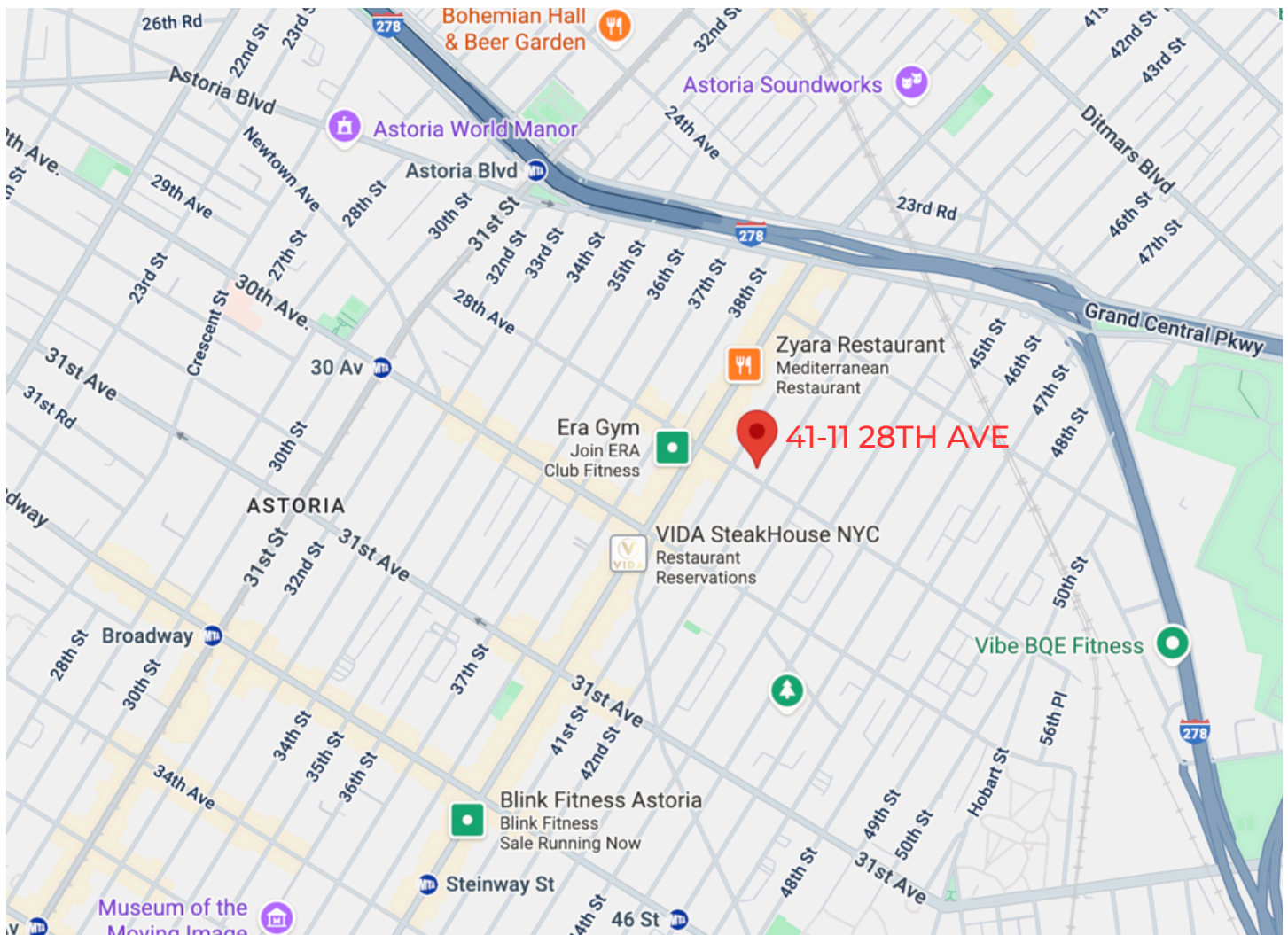
Prime Astoria Investment Opportunity

Exceptional 23-Unit Multifamily Building For Sale

Now available: a rare, income-producing asset in the heart of **Astoria**, one of Queens' most dynamic and in-demand neighborhoods. This well-maintained 23-unit building features a desirable mix of one-, two-, and three-bedroom apartments — all fully leased — making it a turn-key investment with strong in-place income and long-term growth potential.

Located at **41-11 28th Avenue**, the property sits on a quiet, tree-lined block just moments from the bustling **30th Avenue and Broadway** corridors, known for their vibrant dining, shopping, and café culture. Residents enjoy easy access to **public transportation** — including the **N, W, and R/M subway lines**, offering a fast commute to Midtown Manhattan — as well as proximity to neighborhood staples such as **Astoria Park, Museum of the Moving Image**, and **Kaufman Astoria Studios**.

This property presents a rare opportunity to own a stable, appreciating asset in one of New York City's most desirable and livable enclaves.



Building Stats

PropertyShark Data

Address	41-11 28th Ave	Building Class	C1
Zip Code	11103	Square Feet	17,260
Neighborhood	Astoria	Building Dimensions	55 ft x 84 ft
Block and Lot	00685-0003	Building stories	4
Borough	Queens	Roof Height	44 ft
Zoning	n/a	Year Built	1924
		Construction Type	Masonry
Lot Sqft	5,500	Structure Type	Walk-up apartment
Lot Dimensions	55.42 ft x 100 ft	Grade	C
Maximum Usable Floor Area	16,500	Residential Units	23
Usable FAR as Built	17,270	Residential SF	17,260
Unused FAR	-770	Average Unit Size	750
		Commercial Unit	None
Property Taxes	\$73,271	Office SF	None



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Current and Projected Rents

UNIT	SIZE	Lease End Date	CURRENT RENT	PROJECTED RENT 1 YEAR LEASE (3%)	PROJECTED RENT 2 YEAR LEASE (4.75%)
1	3 Bed	11/30/25	\$1,161.65	\$1,196.50	\$1,216.83
2	3 Bed	10/31/25	\$2,124.88	\$2,188.63	\$2,225.81
3	1 Bed	-	\$1,300.00	\$1,339.00	\$1,361.75
4	1 Bed	1/31/26	\$1,639.08	\$1,688.25	\$1,716.94
5	2 Bed	9/30/25	\$1,768.47	\$1,768.47	\$1,852.47
6	2 Bed	4/15/26	\$1,844.71	\$1,941.25	\$1,974.23
7	1 Bed	4/14/26	\$1,513.85	\$1,559.27	\$1,585.76
8	2 Bed	10/14/25	\$1,774.21	\$1,827.44	\$1,858.48
9	2 Bed	2/28/26	\$1,002.27	\$1,030.28	\$1,047.78
10	1 Bed	8/14/25	\$1,470.00	\$1,514.10	\$1,539.83
11	1 Bed	5/14/25	\$1,100.00	\$1,132.00	\$1,152.00
12	2Bed	3/31/26	\$1,855.66	\$1,911.33	\$1,943.80
12A	1 Bed	4/21/26	\$1,259.73	\$1,297.52	\$1,319.57
14	2 Bed	10/14/25	\$2,375.00	\$2,446.25	\$2,487.81
15	2 Bed	3/14/26	\$1,900.00	\$1,957.00	\$1,990.25
16	1 Bed	3/31/26	\$1,559.02	\$1,605.79	\$1,633.07
17	2 Bed	10/31/26	\$2,928.29	\$2,928.29	\$3,067.38
18	2 Bed	7/31/26	\$1,414.29	\$1,456.72	\$1,481.47
19	1 Bed	5/14/26	\$1,387.12	\$1,428.73	\$1,453.01
20	2 Bed	12/20/25	\$1,805.27	\$1,859.43	\$1,891.02
21	1 Bed	12/31/25	\$1,915.97	\$1,973.45	\$2,006.98
22	1 Bed	4/14/26	\$1,349.36	\$1,389.84	\$1,413.45
23	2 Bed	9/30/25	\$1,796.15	\$1,850.03	\$1,881.47
Total Rent			\$38,282.98	\$39,289.57	\$40,093.16
Income			\$459,395.76	\$471,474.84	\$481,117.92
Less Expenses			\$195,782.28	\$195,782.28	\$195,782.28
Net Operating Income			\$263,613.48	\$275,692.56	\$285,335.64
CAP Rate			6.3%	6.6%	6.8%





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