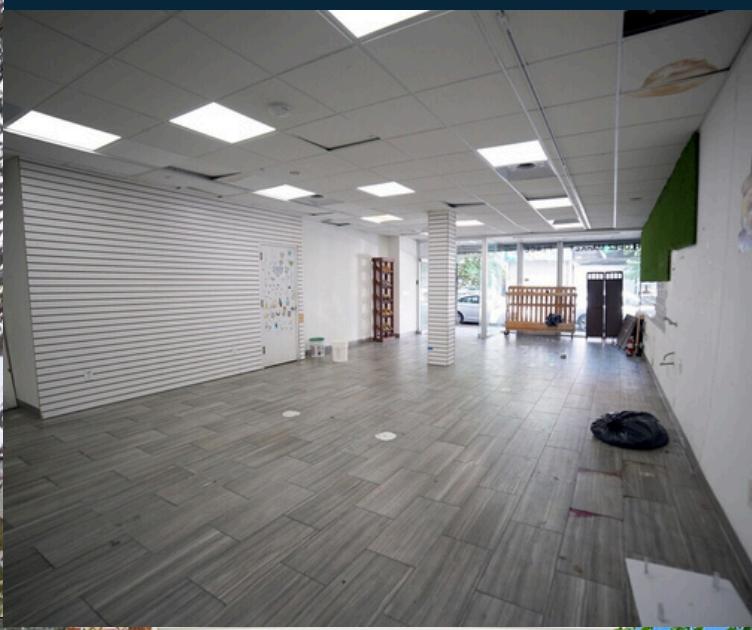


MIXED-USE FOR SALE
ASKING PRICE \$2,980,000

**30-72 STEINWAY STREET,
ASTORIA, NEW YORK 11103**

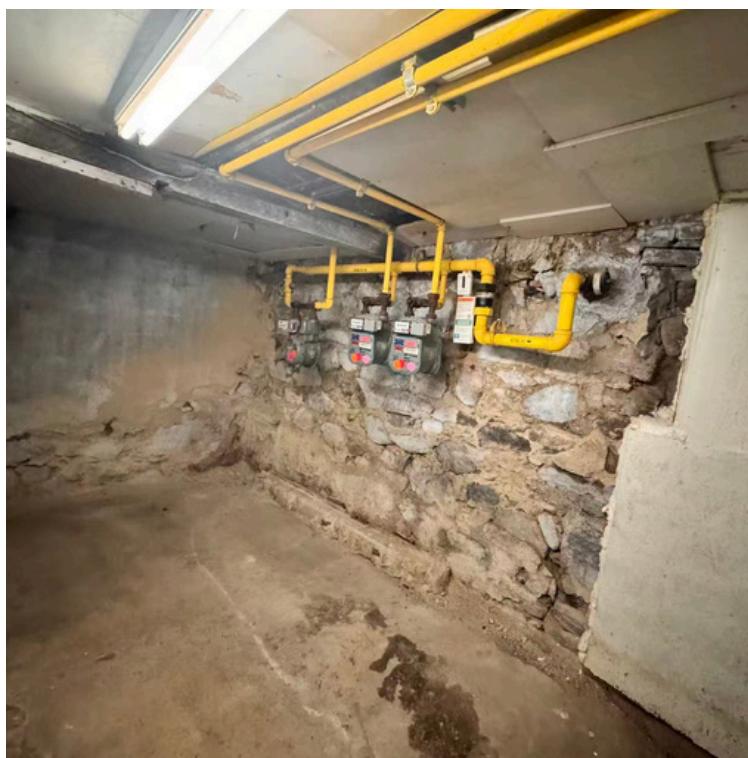


MIXED-USE FOR SALE

- Steinway Street Frontage
- Mixed-Use Configuration
- Excellent Foot Traffic
- Zoned C4-2 / R6A
- 2 Family + One store

MIXED-USE FOR SALE

30-72 STEINWAY STREET, ASTORIA, NEW YORK 11103



30-72 STEINWAY STREET

Prime Mixed-Use Investment Opportunity

LOCATED ON THE VIBRANT AND HIGH-TRAFFIC
STENWAY STREET RETAIL CORRIDOR

- PRIME LOCATION: SITUATED ON STENWAY STREET, A BUSTLING RETAIL CORRIDOR IN ASTORIA WITH HEAVY FOOT TRAFFIC
- MIXED-USE LAYOUT: INCLUDES A 1,350 SF GROUND-FLOOR RETAIL SPACE PLUS TWO FULL-FLOOR 3-BEDROOM APARTMENTS ABOVE
- ZONING: C4-2 / R6A – ALLOWING FOR BOTH RESIDENTIAL AND COMMERCIAL USE
- LOT SIZE: 25' X 90'
- EXCELLENT TRANSIT ACCESS: JUST A FEW BLOCKS FROM SUBWAY STATIONS
- INVESTMENT OPPORTUNITY: IDEAL FOR OWNER-USERS OR INVESTORS SEEKING STEADY RENTAL INCOME AND LONG-TERM VALUE APPRECIATION
- EXISTING GAS LINE – PERFECT FOR RESTAURANT USE

RETAIL STORE FLOOR PLAN



30-72 STEINWAY STREET

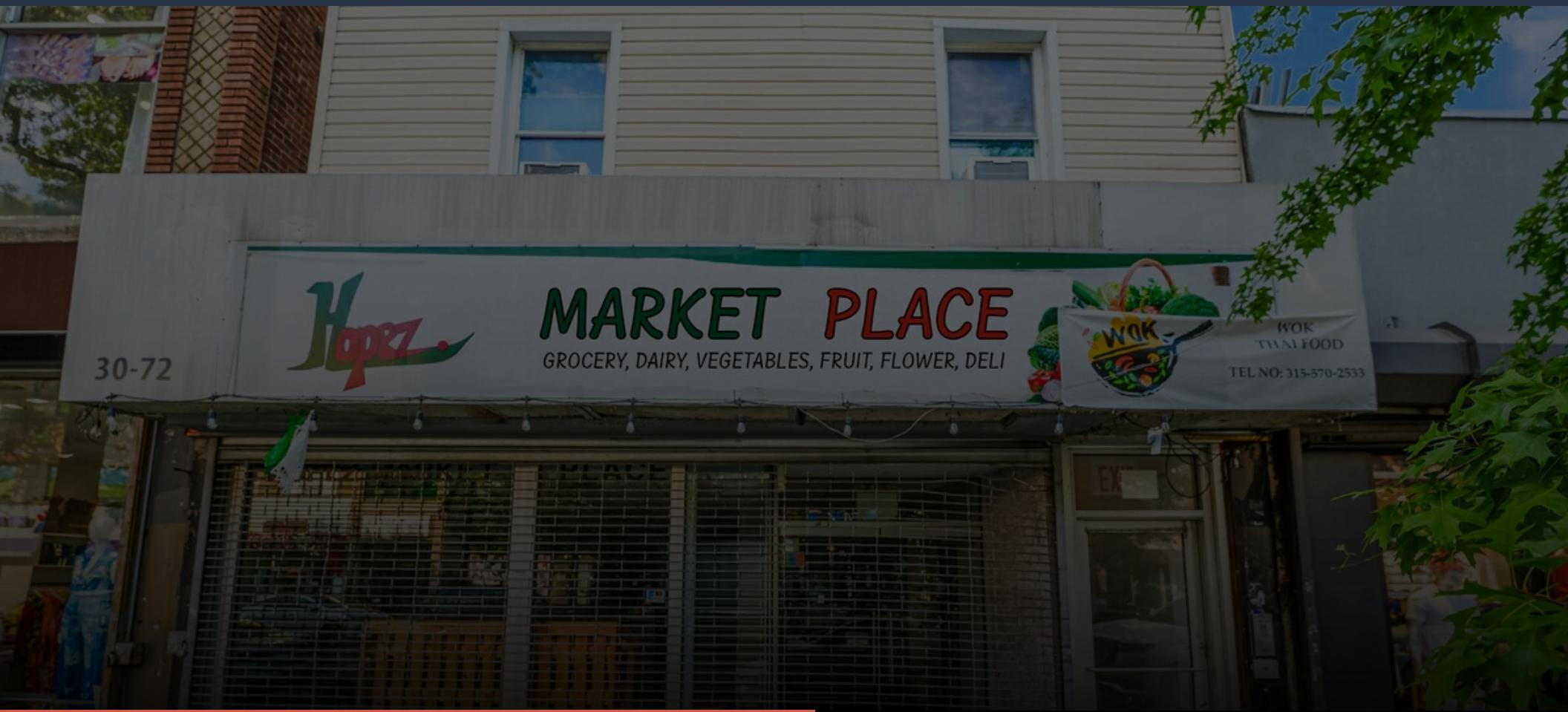
Prime Mixed-Use Investment Opportunity

PROPERTY DETAILS

Block / Lot	4-00660-0079
Lot Size	2260 sf
Lot Dimensions	25' x 90'
Type	Mixed-Use
Building Size	22' x 61'
Building SF	5,176 sf
Stories	3
RE Tax (24/25)	\$43,053/Annual

MIXED-USE FOR SALE

30-72 STEINWAY STREET, ASTORIA, NEW YORK 11103



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