

35-54 10th Street
Astoria, Queens

Ask Price: \$2,650,000



INVICTUS
PROPERTY ADVISORS

35-54

10th Street

Astoria, NY

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INVICTUS Property Advisors has been exclusively retained to market 35-52 and 35-54 10th Street in Astoria, Queens. The offering consists of two adjacent properties: 35-52 10th Street, a 20-foot-wide, free-market, brick two-family townhouse, and 35-54 10th Street, a vacant frame one-family home that is planned to be demolished and redeveloped.

The proposed plans contemplate a lot subdivision, creating a new L-shaped development parcel at 35-54 10th Street with 28 feet of frontage and a total lot area of approximately 3,283 SF. Located within an R5 zoning district and qualifying under the Predominantly Built-Up Areas Provision (ZR 23-70), the site benefits from an increased maximum FAR of 1.65, compared to the standard 1.50 FAR.

Plans can be delivered for a new 6,714 BSF, eight-unit residential building with no affordable housing requirement. The proposed building features a design with a 19'4" building width at the cellar and first floor levels, expanding to the full 28-foot width across the second, third, and fourth floors through cantilevered upper stories. The plans also include a first-floor driveway that extends the length of the lot to a rear yard area capable of accommodating parking.

The property is ideally positioned in one of Astoria's most desirable waterfront-adjacent neighborhoods, just steps from Rainey Park, which recently reopened following an \$8.5 million renovation completed in 2025. Additional nearby amenities include Costco Wholesale, Halletts Cove Beach, Socrates Sculpture Park, and the rapidly evolving Astoria waterfront, all within easy walking distance.

This offering presents a rare opportunity to acquire both an income-producing free-market townhouse and a shovel-ready development site with plans for an eight-unit residential building in one of Queens' most dynamic and supply-constrained neighborhoods.

HIGHLIGHTS



NO AFFORDABLE
UNITS REQUIRED



NO E-DESIGNATION



50' FRONTAGE



NO PARKING
REQUIREMENTS

ASK PRICE: \$2,650,000



PROPERTY INFORMATION

Combined Property Information

Address:	35-52 & 35-54 10th Street, Astoria, NY, 11105
Block / Lot:	329 / 46
Submarket:	Astoria
Cross Streets:	10th Street between 35 th & 36 th Avenues
Lot Dimensions:	50.04’ x 100.83’
Lot Area:	5,042 SF
Zoning District:	R5
FAR:	1.65 (Predominantly Built-Up Areas Provision) ZR 23-70

Tax & Assessment Information

Annual Assessment (2026):	\$50,125
Annual Property Tax (2026):	\$9,946
Tax Class:	1 – Small Home, Fewer Than 4 Families



Property Information (35-52 10th Street)

Address:	35-52 10th Street, Astoria, NY, 11105
Asset Type:	Two-Family Brick
Asset Type:	Townhouse
Building Dimensions:	22’ x 40’
Existing Gross SF:	2,640 SF
Proposed Lot Dimensions:	22’ x 78.25’
Proposed Lot Area:	1,721 SF

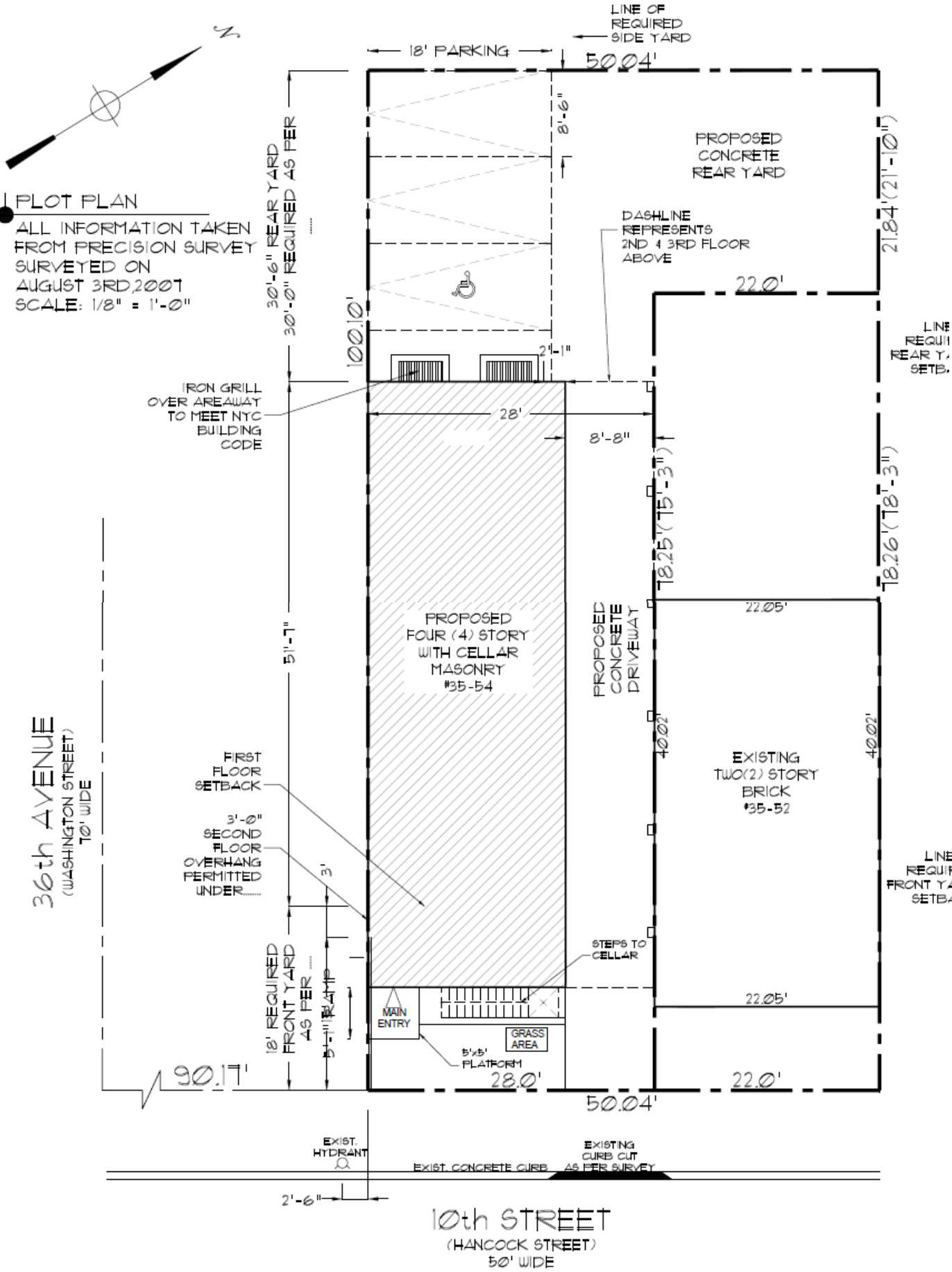
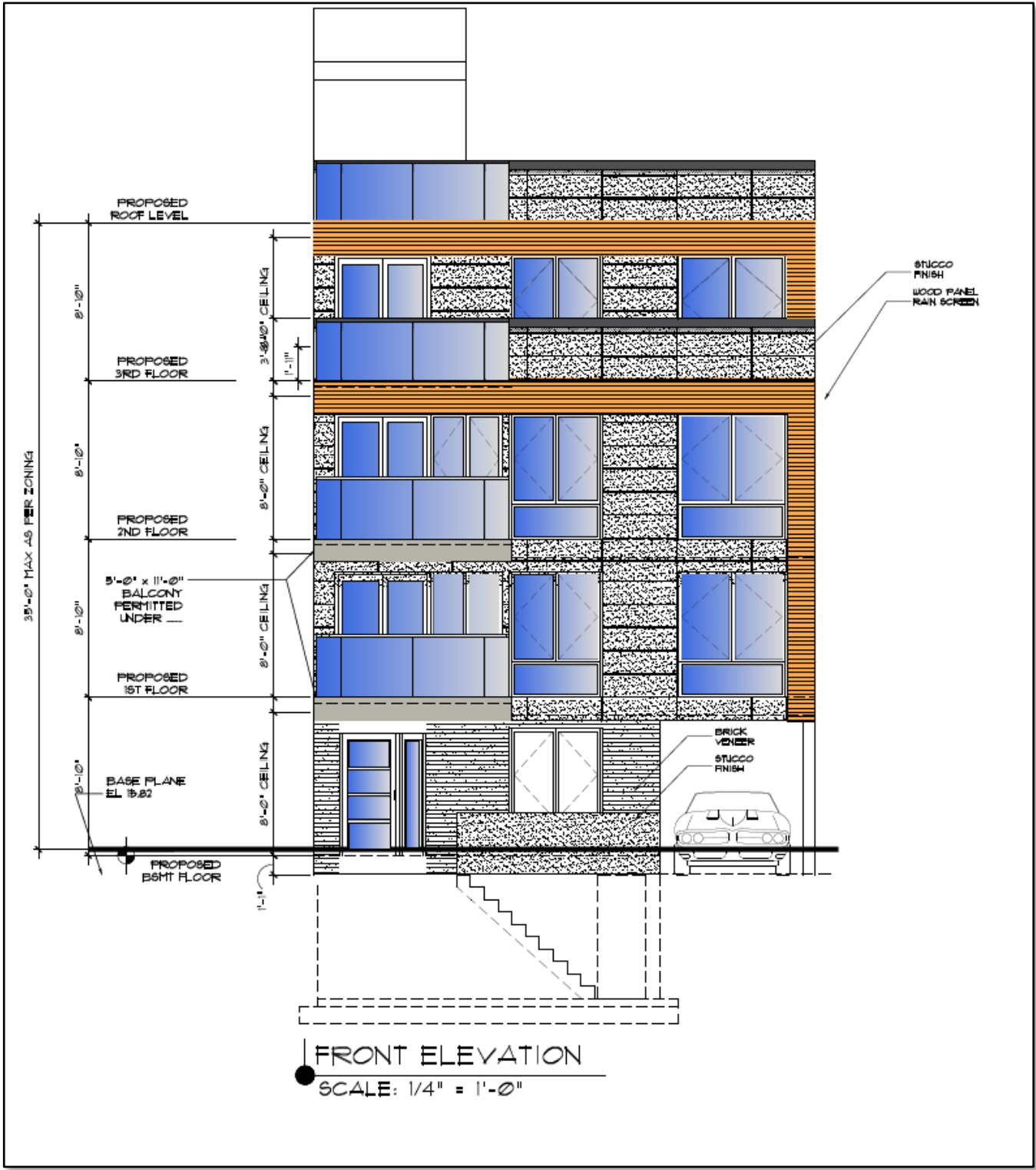
REVENUE (35-52 10th Street)

Unit	Layout	GSF	NSF	Monthly	Annual	\$/NSF
1	Duplex, 3-bed	1,760	1,496	\$ 3,500	\$ 42,000	\$ 28
2	2-bed	880	748	\$ 1,500	\$ 18,000	\$ 24
Total		2,640	2,244	\$ 5,000	\$ 60,000	\$ 26

Property Information (35-54 10th Street)

Address:	35-54 10th Street, Astoria, NY, 11105
Asset Type:	One-Family Frame (Development Site)
Proposed Lot Dimensions:	28’ x 100’ + 22’ x 22’ (Rear Yard Behind 35-52 10 th Street)
Proposed Lot Area:	3,283 SF
Proposed Total ZFA:	5,385 ZFA
Proposed Total BSF:	6,714 BSF (as per Proposed DOB Plans)
Proposed Units:	8
Notes:	Proposed DOB Plans for 8 Units & 3 Parking Spaces. Delivered Vacant.

EIGHT-FAMILY PLANS 35-54 10th Street



35-54 10th Street

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