



ASTORIA REALTY

24-55 80TH STREET, EAST ELMHURST

Brick 3 Family Corner Building w/ Garage

Asking Price \$1,950,000



Spacious and well-maintained three-family house located in the desirable neighborhood of East Elmhurst. This property offers an excellent investment opportunity or the perfect setup for owner occupancy with rental income potential.

Each apartment features separate utilities, providing convenience and flexibility for both owner and tenants. The building includes bright and comfortable units, a full basement with additional storage or recreational space, and a private backyard ideal for outdoor gatherings.

Conveniently situated near transportation, shopping, schools, and major highways, this property combines location, functionality, and long-term value.

Perfect for investors or end-users seeking strong rental potential and a solid, income-producing property.

Units: 3

Unit mix: 2 three bedrooms and 1 two bedroom

Occupancy: 100%

Year built: 1987

Construction: Masonry

Stories: 3

Block & lot: 01044-0039

Lot size: 2,433 Sq ft (48,67x50)

Building size: 3,016 sq ft (38.67 ft x 27 ft)

Zoning: R4

FAR as built: 2

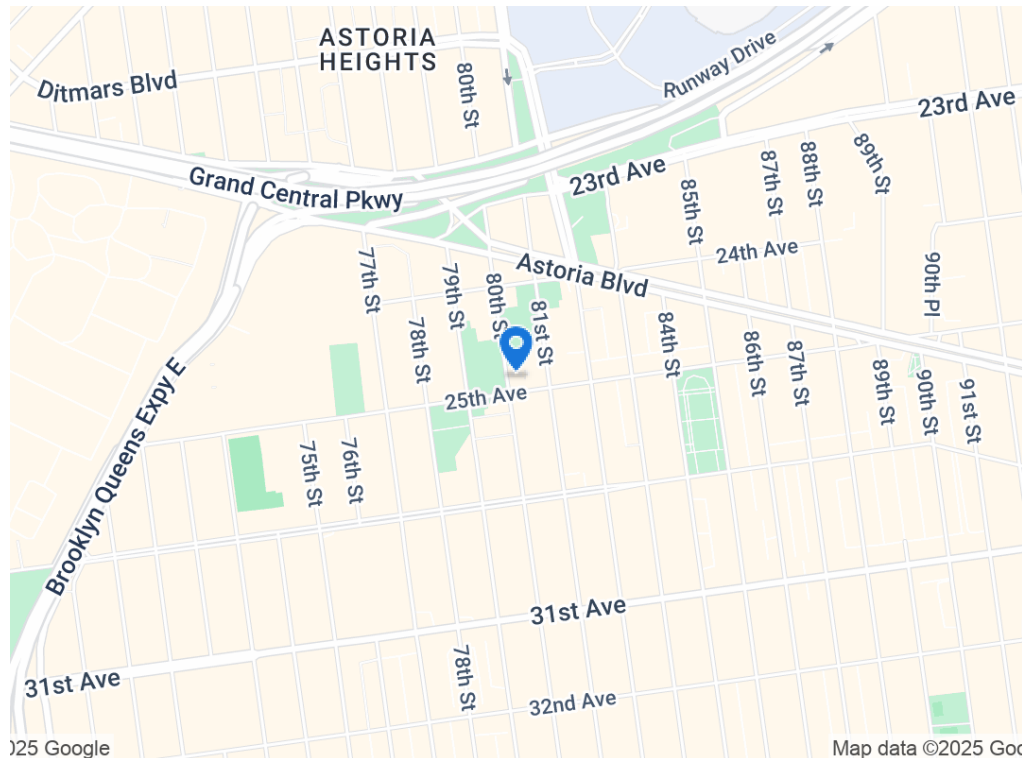


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NEIGHBORHOOD/LOCATION



East Elmhurst is a diverse, close-knit neighborhood in northern Queens, known for its residential charm, cultural richness, and superb convenience to transit, parks, and major NYC hubs. It combines the feel of a quiet suburban enclave with the advantages of urban accessibility. It features tidy tree-lined streets, single-family homes, small apartment buildings, and a welcoming, community-oriented atmosphere.

It offers a blend of peaceful residential living and big-city convenience, all in a culturally rich and well-connected part of Queens. It's ideal for families, commuters, and anyone seeking a neighborhood with genuine warmth and accessibility.

Just minutes away from all major methods of transportation, highways and bridges. Close proximity to Lagoon Airport, JFK Bridge and just a quick ride to Manhattan.

Closest subway station: 65th Street

Subway lines: M & R

Subway distance: 1 (Mile)



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RENT ROLL

***All rents are below market rate and 2 of the 3 units will be delivered vacant**

APARTMENT	BEDROOMS/BATH	RENT	MARKET	LEASE TERM
1	3/1.5	Owner Occupied	\$3,500	-
2	3/1.5	Owner Occupied	\$3,600	-
3	2/1	\$2,600	\$3,000	8/1/2026
Garage	1	Owner Occupied	\$250	-
TOTALS	8/4		\$10,250	



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ANNUAL EXPENSES

EXPENSE TYPE	\$
PROPERTY TAXES	\$5,649
WATER & SEWER	\$2,400
ELECTRIC	\$500
INSURANCE	\$4,200
MISC REPAIRS	\$1,500
TOTAL	\$14,249

MARKET RATE INCOME	\$
GROSS	\$123,000
ADD LAUNDRY FACILITIES	\$5,000
NET OPERATING	\$113,751
CAP RATE 6%	

LISTING CONTACTS



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