



NYS
SPACE
FINDERS

MULTIFAMILY BUILDING FOR SALE

**31-23 47TH STREET
ASTORIA, NY 11103**



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31-23 47th St, Astoria, NY 11103.

PROPERTY HIGHLIGHTS



LOCATION

Located in the heart of Astoria



UNITS

24 apartment units



FEATURES

Hardwood floors, high ceilings, natural light



TRANSIT

Steps from M & R subway lines

PROPERTY OVERVIEW

31-23 47TH STREET, ASTORIA, NY 11103

PROPERTY INFORMATION

Neighborhood - South Astoria

Block - 727

Lot - 29

BUILDING INFORMATION

Building Size - 75 ft. x 60 ft.

Building Sq. Ft. - 14,680

Stories - 3

Residential Units - 24

Year Built - 1953

LOT INFORMATION

Lot Size - 75 ft. x 100 ft.

Lot Sq. Ft. - 7,500

ZONING INFORMATION

Zoning - R5

Residential F.A.R. - 1.5

Facility F.A.R. - 2.0

F.A.R. as Built - 1.96

TAXES

Tax Class - 2

Property Tax - \$130,453



RENT ROLL

APT #	LEGAL RENT	PREFERENTIAL RENT	LEASE END DATE
1A	\$2,078	\$2,078	8/31/2026
1B	\$1,910	\$1,910	3/25/2026
1C	\$1,652	\$1,652	4/30/2025
1D	\$1,856	\$1,856	8/31/2025
1E	\$2,230	\$2,158	8/31/2025
1F	\$1,067	\$1,067	12/31/2025
1G	\$1,971	\$1,616	3/30/2025
1H	\$2,064	\$1,796	12/31/2025
2A	\$1,304	\$1,304	2/28/2026
2B	\$1,826	\$1,826	10/30/2025
2C	\$1,969	\$1,750	6/30/2026
2D	\$2,393	\$2,205	6/30/2025
2E	\$1,983	\$1,983	8/31/2025
2F	\$1,192	\$1,192	8/31/2025
2G	\$2,406	\$1,811	1/31/2026
2H	\$2,406	\$2,054	7/30/2026
3A	\$3,085	\$2,071	8/31/2025
3B	\$1,675	\$1,675	2/28/2026
3C	\$1,744	\$1,627	2/28/2026
3D	\$1,650	\$1,650	3/31/2026
3E	\$1,864	\$1,864	12/31/2025
3F	\$1,599	\$1,599	12/31/2025
3G	\$1,455	\$1,455	1/31/2026
3H	\$3,130	\$2,036	7/31/2025
Annual Total	\$558,103	\$506,839	

INCOME & EXPENSES

INCOME

Actual Gross Income	\$506,838.96
Proforma Gross Income	\$558,103.00

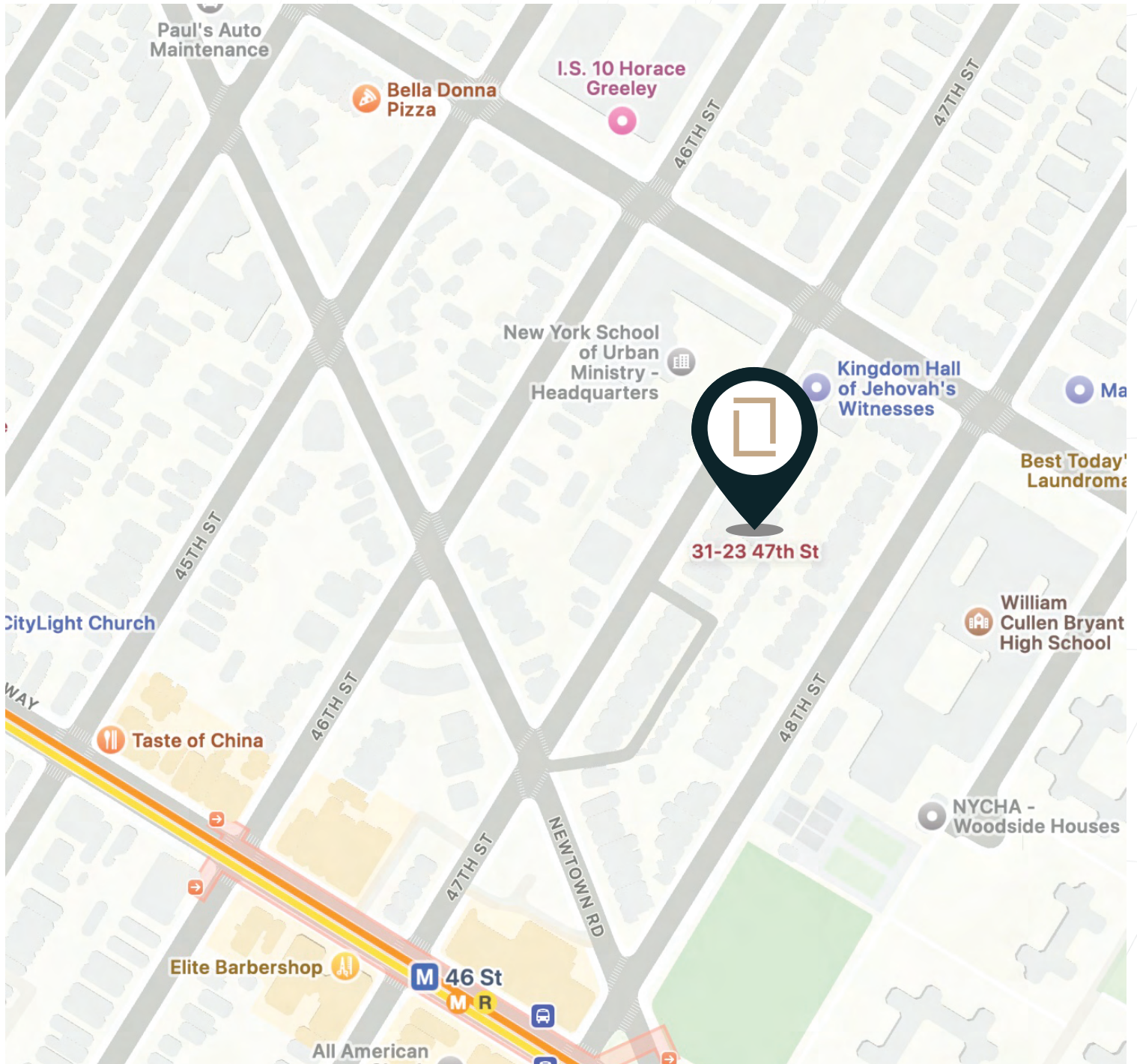
EXPENSES

Property Taxes	\$130,453
Insurance	\$16,375
Heating Oil	\$17,000
Electric	\$2,136
Water/Sewer	\$8,004
Total	\$173,968

NET OPERATING INCOME

ACTUAL: \$332,870.96 | PROFORMA: \$384,135.00

STREET MAP



PROPERTY PHOTOS





CONTACT



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