

35-30 10th Street

Brick Legal 4-Family

\$1,849,000



20 year old construction
Fully sprinklered
Separate utilities
Garage and driveway with rear parking
Rapidly growing Western Astoria neighborhood



Steve Lelekidis

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corcoran

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Unit	Rent	Market Rent	Lease Term	Size	Notes
Cellar	\$1,500	\$1,700	Expired / Month to Month	Studio	Cellar & Apt 1 original duplex unit
1	\$1,905	\$2,200	Expired / Month to Month	1 Bed/1 Bath	
2F	\$2,100	\$2,500	9/1/2025-10/1/2026	1 Bed/1 Bath	
2R	\$2,100	\$2,500	2/1/2026-2/1/2027	1 Bed/1 Bath	
3	\$3,000	\$3,500	2/1/2026-2/1/2027	3 Bed/2 Baths	
Rear Parking	\$200	\$200			
Driveway Parking	\$300	\$300			
Garage	\$400	\$400			
Monthly	\$11,505	\$13,300			
Annually	\$138,060	\$159,600			

Expenses

R.E Taxes	\$34,506	
Water/Sewer	\$3,600	
Insurance	\$4,000	
Utilities	\$5,400	(PLP & Duplex utilities)
Maintenance	\$4,800	

Expense Total: \$52,306

Net Income: \$85,754

Proj. Net Income: \$107,294

Asking Price: \$1,849,000



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