

4220 34th Ave

Presented by
Sterea Agency LLC

4220 34th Ave, Long Island City, NY 11101



Price: \$2,300,000

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Great opportunity for an investor -- corner property in a highly desirable Opportunity Zone in the heart of a major redevelopment area.

2 large, whole-floor residential units are without a lease and have potential for 100%+ rent increase. Building is violation-free and all up to code.

Roof + skylight/hutch/coping all done in 2023.

All utilities (gas heat) less than 8 years old.

2 market-rate residential units have no lease/can be delivered vacant (currently paying 50% below market). As-is can rent for \$3000, fully renovated can rent for \$3500+ each.

Store has lease in place until 2033 with rent at \$3300 in 2025 and incremental increases until 2033.



John Matsis

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Stere Agency LLC

2807 Jackson Ave
Long Island City, NY 11101

Seller must finance deal (minimum 10% down and 30 year fixed rate).

Annual Expenses: \$21,820

Extremely undermarket residential apartments have instant potential for 100% increases plus more with renovation (can be delivered vacant)

Located in an opportunity zone with major development coming soon to the surrounding area

Located steps from multiple shopping centers and transit hubs

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Property Photos



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-DJI0029



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-DJI0033

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Property Photos



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4220_34th_Ave_Astoria_NY_11101_USA-Exterior-DJI0035 copy

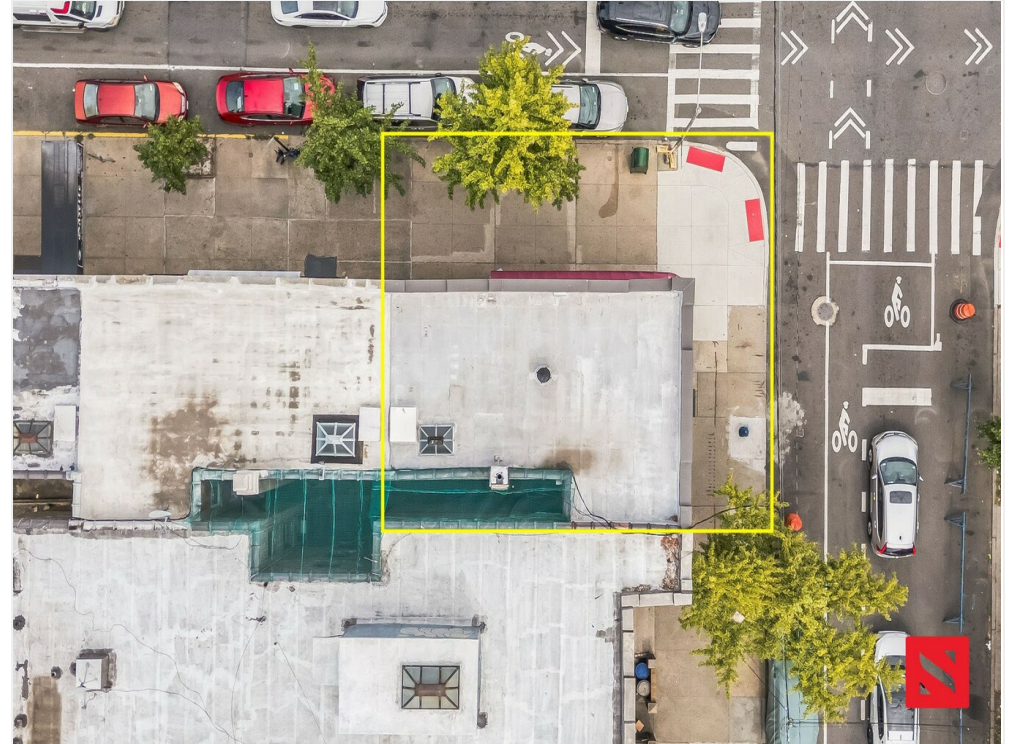
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Property Photos



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-DJI0032



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-DJI0044

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Property Photos



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-DJI0047



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-DJI0049

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Property Photos



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-HJBP0752



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-HJBP0755

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Property Photos



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-HJBP0764



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-HJBP0770

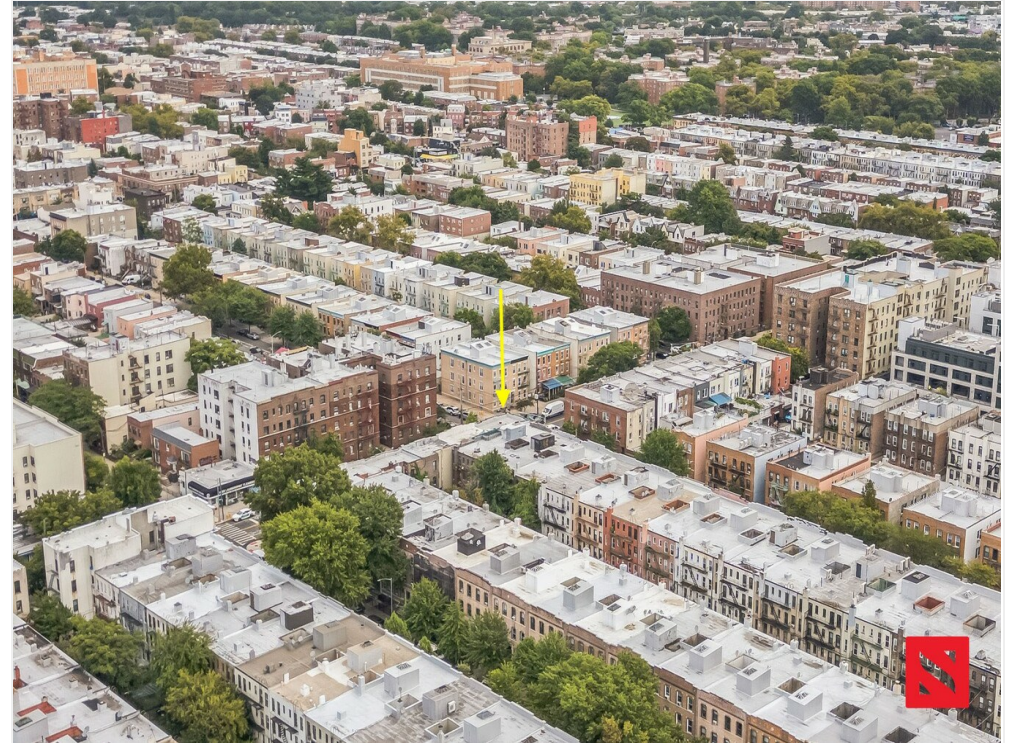
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4220_34th_Ave_Astoria_NY_11101_USA-Exterior-HJBP0773



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-DJI0055

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4220_34th_Ave_Astoria_NY_11101_USA-Exterior-HJBP0811



4220_34th_Ave_Astoria_NY_11101_USA-Others-HJBP0779

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4220_34th_Ave_Astoria_NY_11101_USA-Others-HJBP0781



4220_34th_Ave_Astoria_NY_11101_USA-Exterior-HJBP0783

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4220_34th_Ave_Astoria_NY_11101_USA-Exterior-HJBP0782



4220_34th_Ave_Astoria_NY_11101_USA-Bathroom-HJBP0777

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Property Photos



4220_34th_Ave_Astoria_NY_11101_USA-Others-HJBP0780



4220_34th_Ave_Astoria_NY_11101_USA-Bathroom-HJBP0778

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4220_34th_Ave_Astoria_NY_11101_USA-Kitchen-HJBP0792



4220_34th_Ave_Astoria_NY_11101_USA-Bedroom-HJBP0794

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4220_34th_Ave_Astoria_NY_11101_USA-Bedroom-HJBP0796



4220_34th_Ave_Astoria_NY_11101_USA-Bedroom-HJBP0805

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4220_34th_Ave_Astoria_NY_11101_USA-Bedroom-HJBP0806



4220_34th_Ave_Astoria_NY_11101_USA-Bedroom-HJBP0807

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4220_34th_Ave_Astoria_NY_11101_USA-Kitchen-HJBP0800



4220_34th_Ave_Astoria_NY_11101_USA-Kitchen-HJBP0804

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Property Photos



4220_34th_Ave_Astoria_NY_11101_USA-Living_room-HJBP0789



4220_34th_Ave_Astoria_NY_11101_USA-Living_room-HJBP0795

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Property Photos



HJBP0799



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4220_34th_Ave_Astoria_NY_11101_USA-Bathroom-HJBP0793



4220_34th_Ave_Astoria_NY_11101_USA-Others-HJBP0788

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4220_34th_Ave_Astoria_NY_11101_USA-Others-HJBP0784



4220_34th_Ave_Astoria_NY_11101_USA-Foyer-HJBP0786

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HJBP0785



HJBP0787

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Property Photos



4220_34th_Ave_Astoria_NY_11101_USA-Others-HJBP0808

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Location

