



HOULIHAN LAWRENCE
COMMERCIAL

9 Units in Astoria NY For Sale



35-51 Tenth Street

Astoria, NY 11106

7,600
SQFT

\$1,400,000
OFFERED AT

Nine unit walk-up apartment building in Long Island City Opportunity Zone. Fully leased for twenty years in the rapidly developing Astoria neighborhood.

8 registered units plus superintendent unit, fully compliant with no violations. 7,600 sf on 2,503 sf lot zoned R5.

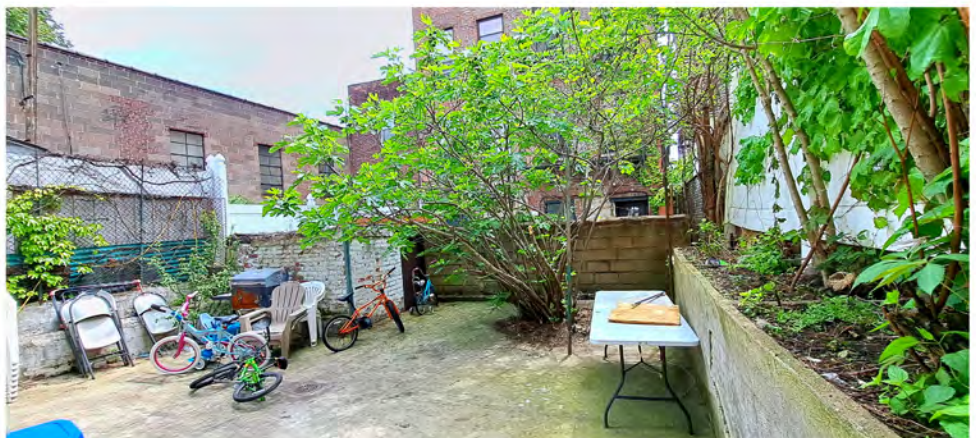


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Property Highlights

- Opportunity Zone section of rapidly growing Astoria NYC.
- Well maintained portfolio holding.
- 8 registered units plus superintendent's unit.
- Fully leased for twenty years.
- No rent arrears.
- Built above R5 FAR.



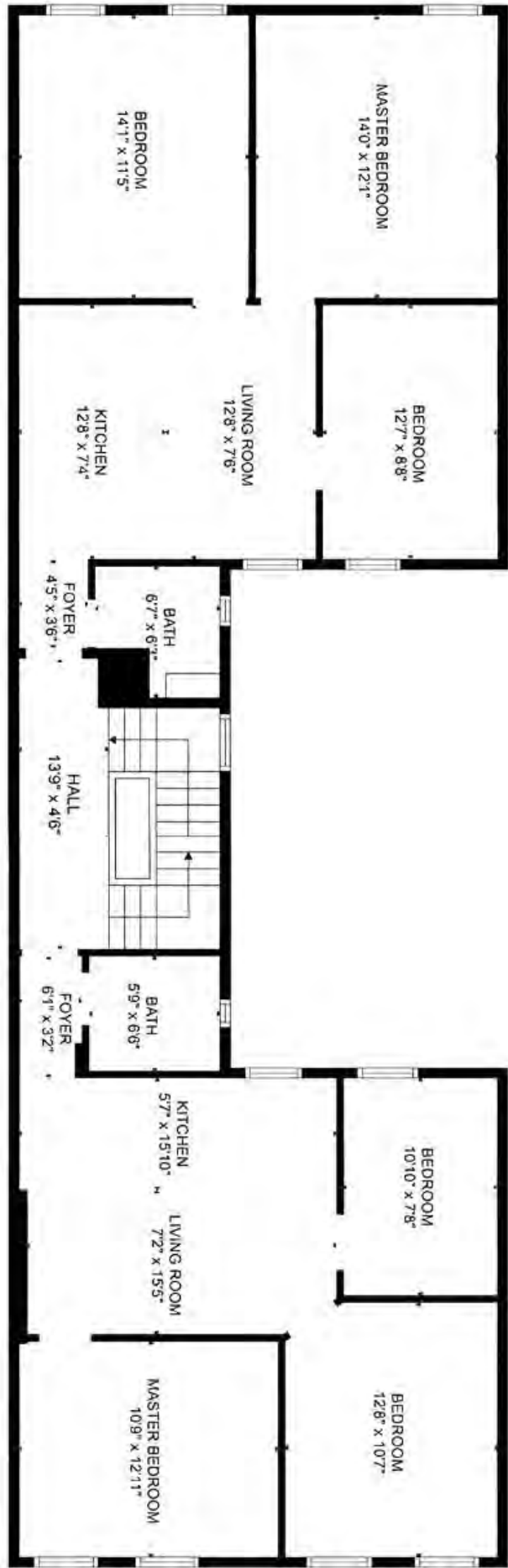
Property Highlights



- Individual electric and gas meters for each unit.
- No violations or deferred maintenance.
- Gas boiler, no legacy oil tank.
- All inspections up-to-date.
- Heat-Timer automatic heating control system.
- Exterior video security system.



Floorplan



MEASUREMENTS ARE CALCULATED BY CURIOUS TECHNOLOGY. DIMENSIONS MAY VARY SLIGHTLY FROM WHAT IS SHOWN ON THIS FLOORPLAN.



Financials

35-51 Tenth St, Astoria, NY 11106

Rent Roll:

<u>Unit</u>	<u>Monthly Rent</u>	<u>Lease exp</u>
1F - 3BR	\$1,214.43	4/30/2025
1R - 3BR	\$1,353.84	12/31/2025
2F - 3BR	\$1,345.05	2/29/2026
2R - 3BR	\$873.50	11/30/2024
3F - 3BR	\$1,405.33	1/31/2026
3R - 3BR	\$1,233.75	4/1/2025
4F - 3BR	\$987.63	2/29/2026
4R - 3BR	\$1,501.64	8/31/2025
Basement - 2BR	\$1,396.00	1/31/2025
	<u>\$11,311.17</u>	

Key Metrics:

Gross Income	\$135,734
Taxes	\$25,330
Utilities	\$30,617
Insurance	\$6,019



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Demographics

<u>Population</u>	<u>1 Mile</u>	<u>2 Mile</u>	<u>2023 Households by HH Income</u>	<u>1 Mile</u>	<u>2 Mile</u>
2028 Projection	177,279	600,279	<\$25,000	81,479	289,247
2023 Estimate	172,434	593,630	\$25,000 - \$50,000	11,645	36,697
2010 Census	138,052	527,460	\$50,000 - \$75,000	14.29%	12.69%
Growth 2023 - 2028	2.81%	1.12%	\$75,000 - \$100,000	9,266	30,743
Growth 2010 - 2023	24.91%	12.55%	\$100,000 - \$125,000	11.37%	10.63%
<u>Households</u>			\$125,000 - \$150,000	9,942	33,407
2028 Projection	83,041	290,788	\$150,000 - \$200,000	7,809	29,169
2023 Estimate	81,479	289,248	\$200,000+	9.58%	10.08%
2010 Census	68,153	262,639	2023 Avg Household Income	7,969	29,196
Growth 2023 - 2028	1.92%	0.53%	\$134,869	7,184	23,102
Growth 2010 - 2023	19.55%	10.13%	2023 Med Household Income	8.82%	7.99%
				9,387	33,262
				11.52%	11.50%
				18,277	73,671
				22.43%	25.47%

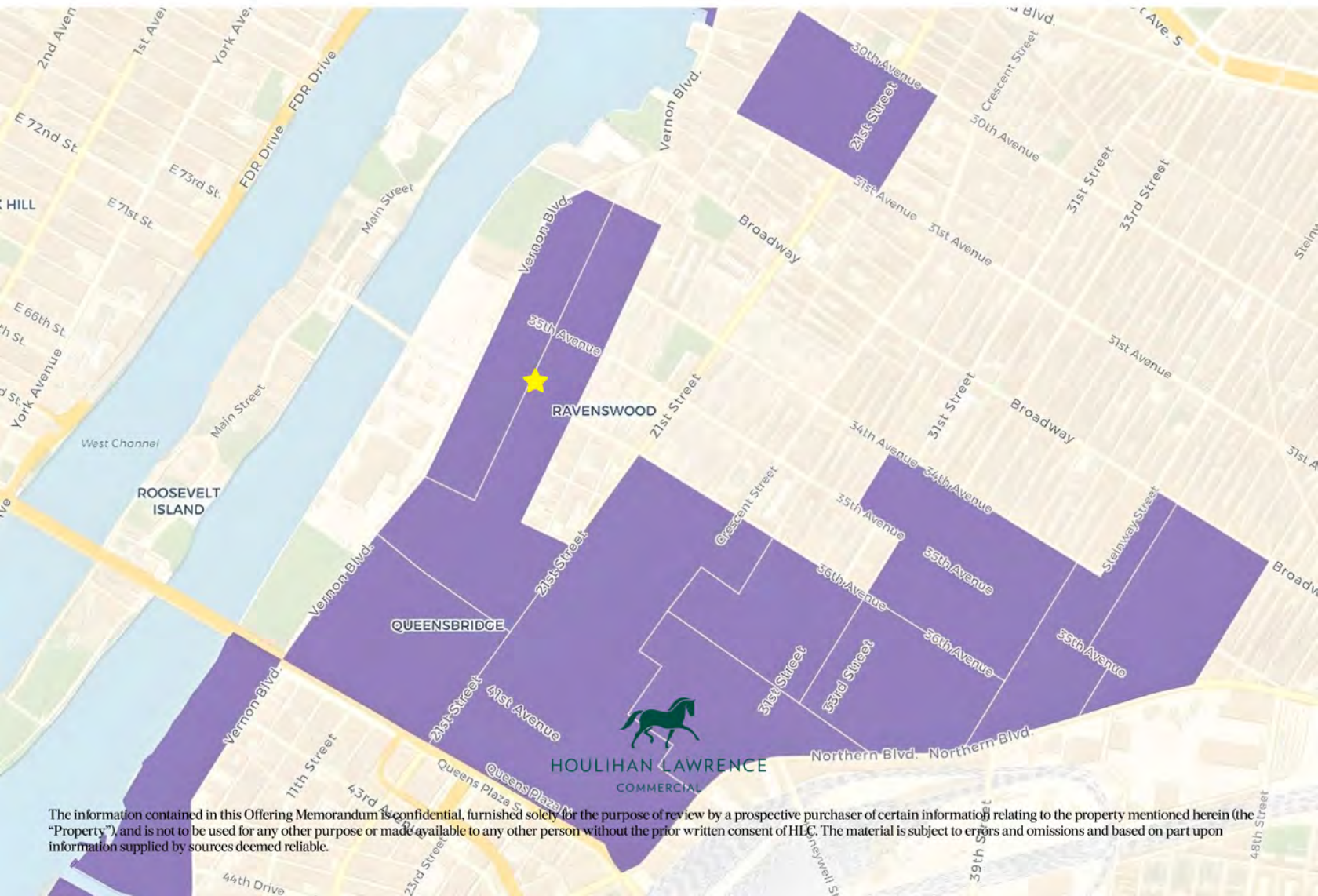
<u>2023 Population by Occupation</u>	<u>1 Mile</u>	<u>2 Mile</u>
Real Estate & Finance	6.10%	6.62%
Professional & Management	31.47%	32.96%
Public Administration	1.03%	1.12%
Education & Health	9.21%	8.30%
Services	5.19%	4.77%
Information	2.38%	2.49%
Sales	7.75%	7.56%
Transportation	25.44%	25.07%
Retail	2.71%	2.79%
Wholesale	1.08%	0.92%
Manufacturing	1.47%	1.27%
Production	2.13%	1.89%
Construction	0.97%	1.06%
Utilities	1.34%	1.42%
Agriculture & Mining	0.00%	0.03%
Farming, Fishing, Forestry	0.00%	0.02%
Other Services	1.73%	1.71%





Opportunity Knocks

Long Island City Federal Opportunity Zone Map



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