

ASTORIA PRIME LOCATION

Astoria, NY 11103 Queens

~4500 SF

BUILDING HIGHLIGHTS

Ground Floor: 2,250sf

Second Floor: 2,250sf

Basement: 2,250sf

Ceiling: 12ft

Dimention : 25.02x94'sf

- commercial gas line&meter available for restaurant use
- M,R trains located 2 blocks away at Steinway St station with over 2.62mm annual ridership

FOR SALE

\$2,390,000

RETAIL/COMMERCIAL



**30-76 STEINWAY STREET
FOR SALE**

INVESTMENT HIGHLIGHTS

#1

PREMIER CENTRAL LOCATION

In the heart of bustling Astoria neighborhood with high foot traffic

#2

IN PLACE CASH FLOW

Fully-leased to Visionworks through 2025

#3

CONVENIENT SUBWAY PROXIMITY

Short walking distance to Steinway St. and 30th Ave. subway stations for access to E, F, N, W, and R subway lines

#4

RETAIL DESTINATION

Proximity to national and local retailers including Starbucks, Walgreens, Banana Republic Factory Store, and Planet Fitness.

HOME INTERIOR



30-76 Steinway Street

ASTORIA
QUEENS, NY



PROPERTY SUMMARY

THE OFFERING

Property Address	30-76 Steinway Street, Astoria, NY 11103
Location	Located on the west side of Steinway Street between 30th Avenue and 31st Avenue
Block / Lot	660 / 180

PROPERTY INFORMATION

Gross Lot SF	25.02' x 90.27' SF (approx.)
Lot Dimensions	25.02' x 90.27' (irr.)
Number of Buildings	1
Stories	2
Gross Building SF	4,500 SF (approx.)
Building Dimensions	25' X 90' (irr.)
Elevator	No
Commercial Units	1
Total Units	1

ZONING INFORMATION

Zoning	C4-2A (R6A)
FAR (As-of-Right)	3.00
Buildable SF (As-of-Right)	6,777 SF (approx.)
Commercial FAR	3.00
Commercial Buildable SF	6,777 SF (approx.)
Community Facility FAR	3.00
Community Facility Buildable SF	6,777 SF (approx.)
Available Air Rights (As-of-Right)	2,277 SF (approx.)

NYC FINANCIAL INFORMATION

Assessment (23/24)	\$315,450
Tax Rate	10.6460%
Taxes (23/24)	\$33,583
Tax Class	4

NEIGHBORING

TENANTS

BANANA REPUBLIC
FACTORY

EXPRESS

Bath
Body
Works

GAP
FACTORY

Starbucks

McDonald's

Burger King

DUNKIN'

CHIPOTLE
MEXICAN GRILL

snipes

CVS

Santander

INKstinct

GDK

KFC

ZEN

MOKJA

CityMD

Andrew Bellucci's
PIZZERIA

RUTA

Kōyō
NEW YORK

30-76 STEINWAY STREET
FOR SALE

RETAIL MAP

