

Agent Full

30-14 29 Street, Astoria, New York 11102, Queens

MLS#: **809717**
 Status: **Active**
 Recent: **01/04/2025 : New Listing**

Prop Type: **Commercial Sale**
 Sub Type: **Multi Family**

Price: **\$4,900,000**
 DOM: **2**



City/Township:	New York	County:	Queens
Post Offc/Town:	Astoria		
NYC Location:		NYC Nghbrhd:	
Village:		Hamlet/Loc.:	
Sub/Devel:		Stories in Unit:	
Yr Built:	1928	Stories in Bldg:	4
Yr Blt Effective:		Liv Sqft (Est):	
Property Cond:	Actual	Sqft Total:	14,000 Public Records
Building Name:		Acre(s):	
Waterfront:	No	Lot Size SqFt:	5,000
Water Frontage Length:		Leasable Area:	
Water Access:		Lease Amount:	
Business Type:		Business Name:	
Business Desc:			

Public Remarks

Prime Investment Opportunity in Astoria – 20-Unit Multi-Family Building This rare 20-unit, 4-story walk-up is a standout in the highly desirable neighborhood of Astoria, Queens. The same family has owned and lovingly maintained it for over 50 years, so this property presents a unique chance to acquire a well-cared-for asset with strong fundamentals. The building features a diverse unit mix of eight two-bedroom apartments, eight one-bedroom apartments, and four studio units, ensuring broad tenant appeal. Its unparalleled location offers convenient access to major NYC transportation, top-rated schools, thriving local hospitals, and an array of shopping, dining, and entertainment options. Astoria remains one of the most sought-after urban residential neighborhoods, guaranteeing steady demand and stable occupancy rates. The long-time superintendent has meticulously maintained the property, ensuring seamless management for its next owner. This investment offers: Low Risk: Situated in a high-demand area with an established tenant base. High Potential: Opportunities for rent growth and value-added strategies. Manageable Scale: Ideal for seasoned investors and those looking to enter the multi-family space. Whether expanding your portfolio or making your first foray into real estate investment, this gem is a must-see. Don't miss this chance to secure a solid, income-producing property in one of NYC's top neighborhoods.

Interior Features

Appliances:	Gas Range, Oven, Refrigerator	# Residential Units:	Total Vacancies: 0
Laundry:		Fireplace:	
Flooring:		Elevator:	No
Basement:	Yes, Partially Finished	Entry Level:	
Accessibility Feat:		Overhead Door Ht:	
Building Features:		Office SqFt:	
Ceiling Height:			

Exterior Features

Lot Feat:	Back Yard, Level, Near Public Transit, Near School, Near Shops		
Parking:	0/None		
Construction:	Brick		
Foundation:	Block	Fencing:	Perimeter
Location Desc:	Road Responsibility:	Public Maintained Road	Road Frontage:
View:	Other Structures:		Security Features:
			Municipal Building Security, Fire Escape, Smoke Detector(s), Video Cameras
Pool:	Sprinkler System:	No	# of Buildings:
# of Docks:	# Drive-In Grade Lvl Doors:		1
Waterfront Feat:			# of Units Total:
			20

Systems & Utilities

Cooling:	None	Sewer:	Public Sewer
Heating:	Oil	Water:	Public
Utilities:	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Trash Collection Public, Water Connected		
Electric Co:		Water/Sewer Expense:	
		Other Equip:	


Electric Meters: **20**
Heat Units: **1**
Fuel Expense:
Com Area Maint:
Trash Expense:

Gas Meters: **20**
Tenant Pays: **Electricity, Gas**
Insurance Exp: **17,936**
Other Expense:

Property/Tax/Legal

Tax ID#:	Taxes Annual: \$80,719.00	Tax Year: 2025
Permitted Uses:	Assessed Value:	Tax Source: Municipality
Building Class:	Build To Suit:	Investment Prop:
Max Cont Sqft:	Min Divisible Sqft:	Zoning:
Property Attchd: No	# of Buildings: 1	# of Lots:
Inclusions:		
Exclusions:		

Agent/Broker Info

List Office: Tapestry Real Estate of Queens (TREQ01)	List Agent: James S. Powers (9028997) 
Office Phone: 718-460-1943	Contact #: 718-460-1943
	LA Email: jpowersrealestate@gmail.com
Co List Off: Tapestry Real Estate of Queens (TREQ01)	Co List Agt: Daniel H. Tateosian (141055)
Co List Off Ph: 718-460-1943	Co LA Cont #: 718-460-1943
	LA Email: danny@dtntyrealty.com

Showing

Showing Rqmts: **Call Listing Agent** Showing Contact Ph: **917-626-1419**
Showing Instructions: **All inquiries by phone, text, or email will be replied to promptly.**
Sentri LB#/Desc:
Directions: **Google maps**
Virtual Tour Branded:
Virtual Tour Unbranded:

Listing/Contract Info

Cap Rate:	Eff Gross Income: \$378,000	Net Oper Income: \$127,144
Income/Exp Info:	Gross Income: \$378,000	Operating Expense: \$211,790
Tot Exp Year: 2024	Ann Rental Income: \$378,000	Amortized Over:
Financial Year: 2024	Debt Info:	Due In:
Seller to Consider Concession: No	Concession Amount Considered:	Negot Thru: Listing Agent
List Date: 01/03/2025	Owner Name: Ferrone Etal	
Expiration Date: 07/02/2025	Listing Terms: Conventional	
Contract Date:		
Listing Agreement: Exclusive Right To Sell	Orig List Price: \$4,900,000	\$/SqFt: \$350.00
CDOM: 2		
Close Date:	Close Price:	\$/SqFt Sold: \$350.00
Buyer Financing:	Seller Concessions:	SP%LP/OL: /
Back On Market Date:	Withdrawn Date:	Obligation Date:
Cancellation Date:		
Special Listing Conditions: None		
Disclosures:		
Documents Available:		
Agent Only Remarks:		

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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