

**NYS  
SPACE  
FINDERS**



FOR SALE

**33-10 28TH AVENUE  
ASTORIA, NY 11103**

# EXECUTIVE SUMMARY

Introducing an exceptional development prospect located at **33-10 28th Ave, Astoria, NY 11103**. This well-positioned lot, strategically situated right off the southeast intersection of 28th Avenue and 33rd Street, holds significant promise for forward-thinking developers.

Encompassing a 2,700 sq. ft. lot (27.17 ft x 100 ft) features a two-story mixed-use building, spanning approximately 1,800 sq. ft., with current leases on a month-to-month basis or including **early termination** no-buyout clauses, allowing for maximum flexibility. With its R6A zoning and a favorable floor area ratio (FAR), the site offers a unique opportunity to develop a residential **buildable area of up to 8,100 sq. ft.** under as-of-right allowances. The property's strategic positioning ensures excellent visibility and accessibility.

Its proximity to various transportation options, including the N & W subway lines and multiple bus lines, further enhances its appeal.



# PROPERTY HIGHLIGHTS



## UNMATCHED LOCATION

Lies in the heart of Astoria



## CASH FLOWING DAY ONE

All leases with early termination clauses



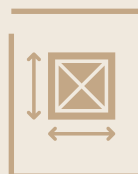
## ACCESS TO

L.I.R.R. | N & W Subway Lines  
LaGuardia Airport



## AIR RIGHTS

8,100 sq. ft. of residential/  
community facility air rights



## PROPERTY TYPE

Two story mixed-use  
property with air rights

# PROPERTY OVERVIEW

33-10 28TH AVE, ASTORIA, NY 11103

## PROPERTY INFORMATION

Located on 28th Ave. between  
33rd and 34th st

Block - 627

Lot - 21

## BUILDING INFORMATION

Building Dimensions - 20 ft. x 45 ft.

Building Sq. Ft. - 1,800

Stories - 2

Building Class - Primarily One Family  
with One Store or Office

Residential Units - 1

## LOT INFORMATION

Lot Size - 27.17 ft. x 100 ft.

Lot Sq. Ft. - 2,700

## ZONING INFORMATION

Zoning - R6A

Residential F.A.R. - 3.0

Community Facility F.A.R. - 3.0

F.A.R. as Built - 0.67

## BUILDABLE SQ. FOOTAGES

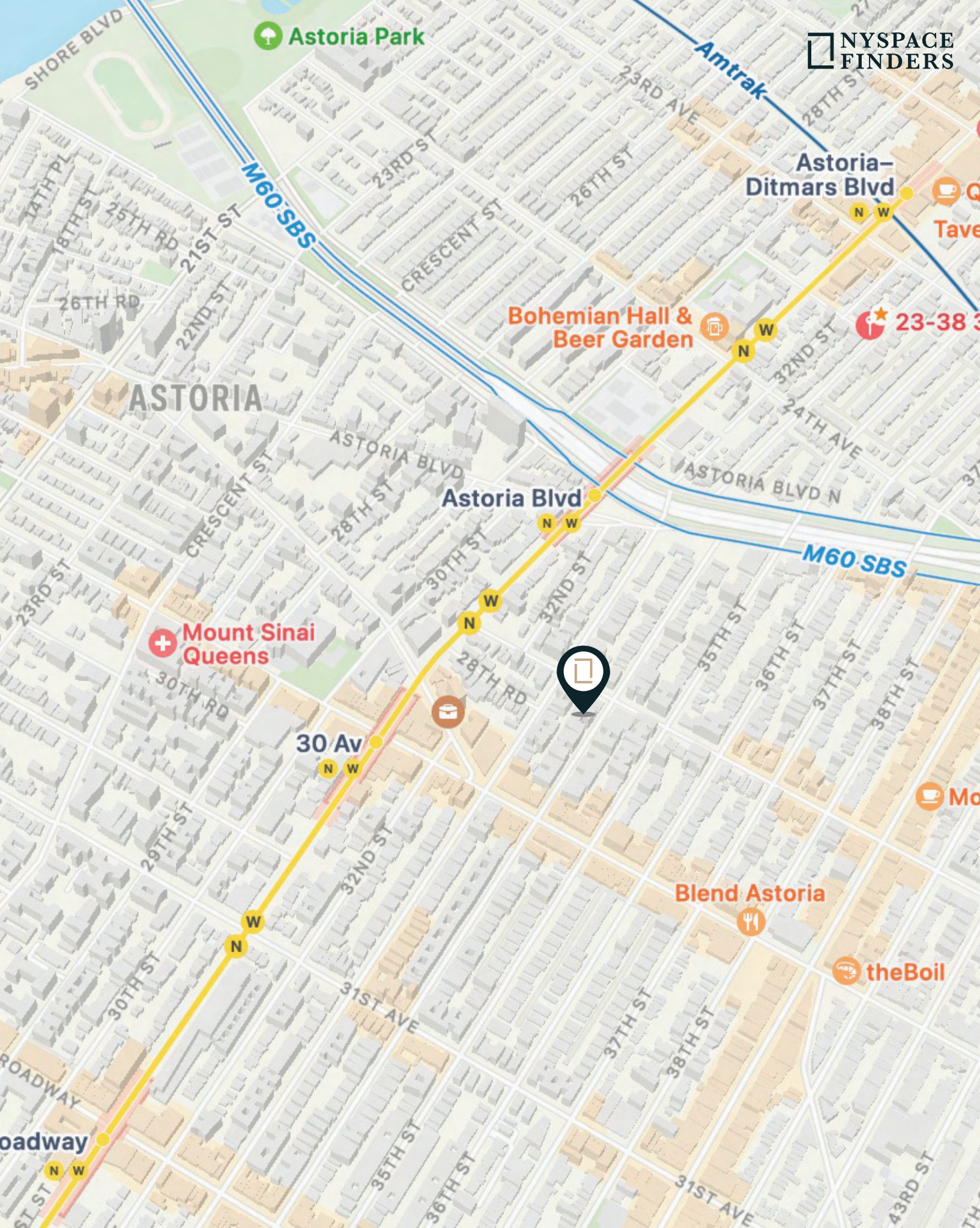
Residential - 8,100 sq. ft.

Community Facility - 8,100 sq. ft.

## TAXES

NYC Taxes - \$9,491

NYC Tax Class - 1



ASTORIA

Astoria Park

Astoria-Ditmars Blvd

Bohemian Hall & Beer Garden

Mount Sinai Queens

Astoria Blvd

Blend Astoria

theBoil

# DEMOGRAPHIC OVERVIEW



## 2022 POPULATION

523,482



## AVG. HOUSEHOLD

2.2 People



## MEDIAN HOUSEHOLD INCOME

\$90,400



## 2022 POPULATION

315,627



## AVG. HOUSEHOLD

2.2 People



## MEDIAN HOUSEHOLD INCOME

\$87,800



## 2022 POPULATION

107,772



## AVG. HOUSEHOLD

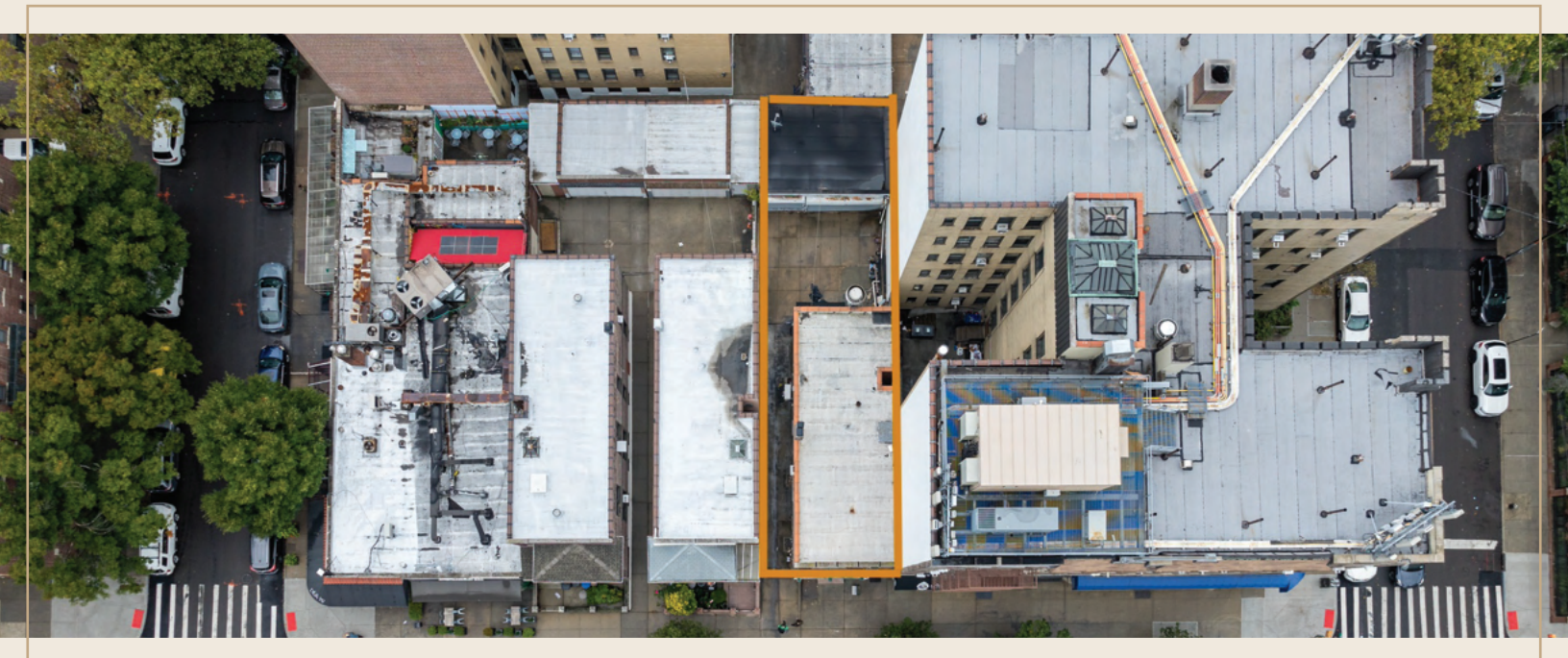
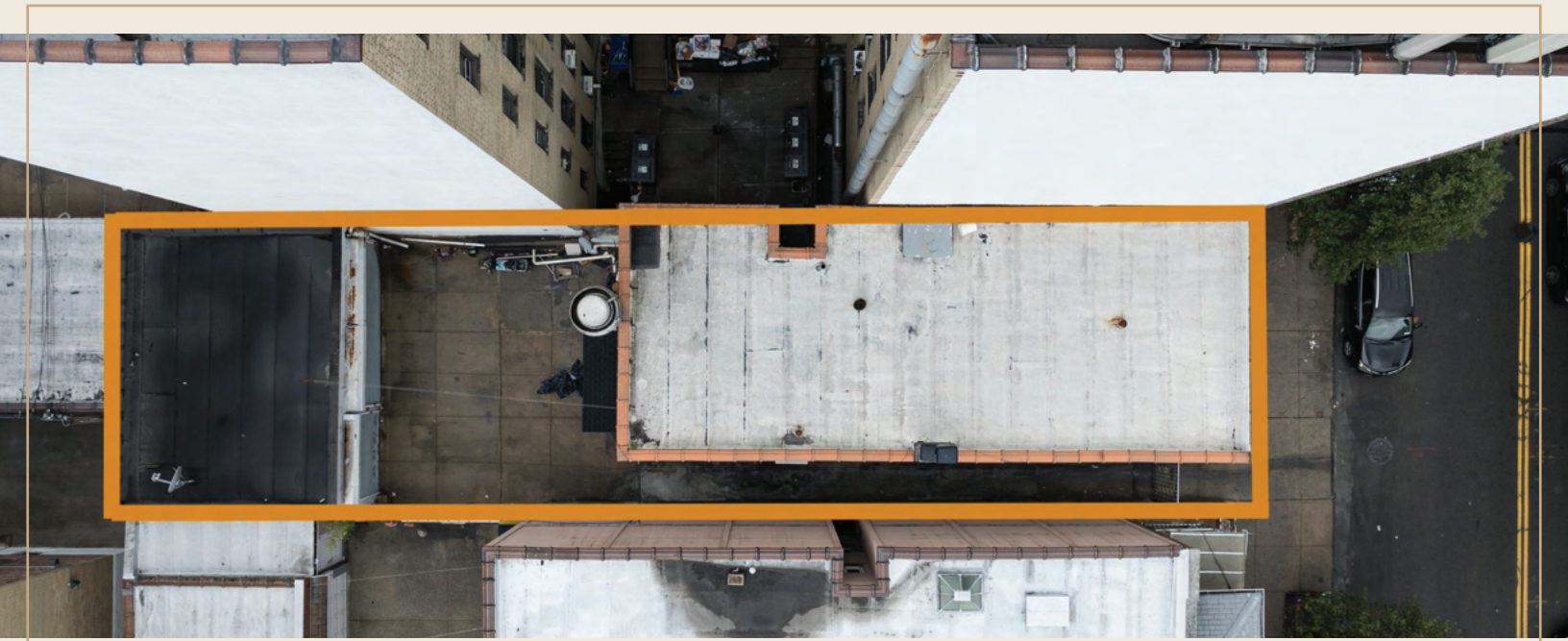
2.4 People



## MEDIAN HOUSEHOLD INCOME

\$85,200





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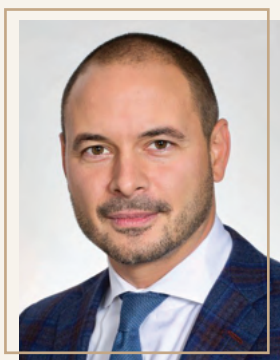
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