



**MODERNSPACES**  
Commercial + Investment Division



## **THE JADE - 28-52 35TH STREET, ASTORIA, NY 11103**

6 Unit Multifamily Investment For Sale - Asking Price: \$1,100,000

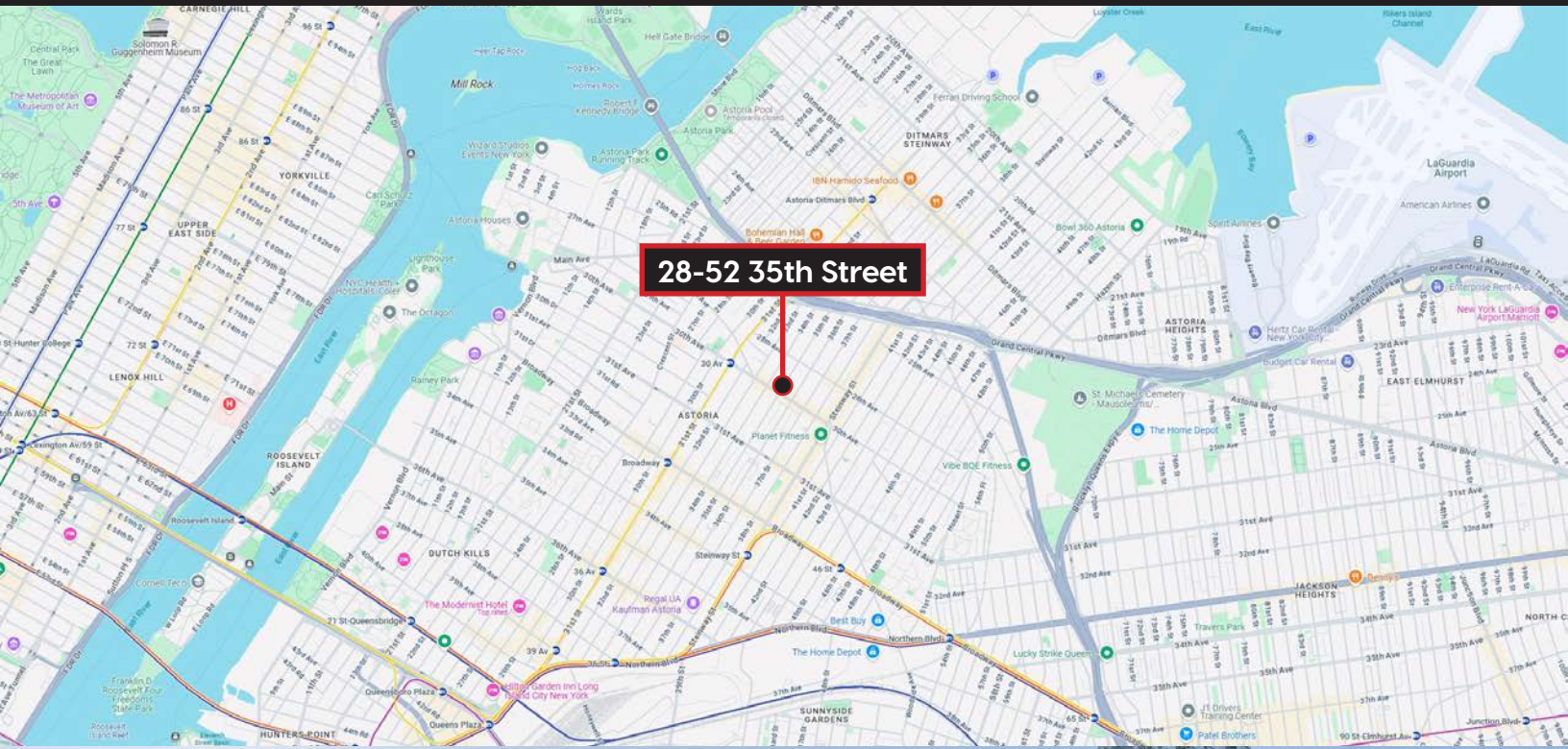


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## PROPERTY INFORMATION

<b>Address:</b>	28-52 35th Street, Astoria, NY 11103
<b>Block / Lot:</b>	628 / 41
<b>Lot Dimensions / Size:</b>	20' x 100' / 2,000 S.F. (Approx.)
<b>Zoning:</b>	R6A / C4-2A
<b>Building Dimensions / Size:</b>	20' x 84' / 6,300 S.F. (Approx.)
<b>Stories / Units:</b>	3 / 6
<b>Rent Stabilized Units:</b>	6
<b>Net Operating Income:</b>	\$80,966
<b>Real Estate Taxes (24/25):</b>	\$21,922

**Building is Tax Class 2A Protected**

## CONTACT

EVAN J. DANIEL — EXECUTIVE VICE PRESIDENT — 516-508-8189 — [EVAN@MODERNSPACESNYC.COM](mailto:EVAN@MODERNSPACESNYC.COM)

[EVANDANIELRE.COM](http://EVANDANIELRE.COM)



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## PROPERTY FINANCIALS

Unit	Beds / Baths	Status	LXP	Monthly Rent	Annual Rent
1	1 / 1	RS	12/31/2026	\$1,540	\$18,480
2	2 / 1	RS	12/31/2025	\$1,737	\$20,844
3	2 / 1	RS	4/18/2026	\$2,502	\$30,024
4	2 / 1	RS	6/30/2025	\$1,526	\$18,312
5	2 / 1	RS	5/31/2022	\$800	\$9,600
6	2 / 1	RS	10/31/2025	\$1,344	\$16,130
<b>Total</b>				<b>\$9,449</b>	<b>\$113,388</b>

## Expenses

Real Estate Taxes (24/25)	\$21,922
Water/Sewer	\$2,500
Insurance	\$5,000
Electric	\$1,000
Repairs & Maintenance	\$2,000
<b>Total Expenses</b>	<b>\$32,422</b>

<b>Effective Gross Income</b>	<b>\$113,388</b>
<b>Total Expenses</b>	<b>(\$32,422)</b>
<b>Net Operating Income</b>	<b>\$80,966</b>

## CONTACT

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