

For Sale

33-14 34TH AVE
ASTORIA ~ QUEENS



17 Units ~ Unique opportunity ~ Investors Delight
14 Free Market Apartments

PRICE REDUCED TO SELL* MOTIVATED SELLER

ASKING PRICE \$5,999,000

SHEETAL SURYAWANSHI

917-651-8946

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Property Information

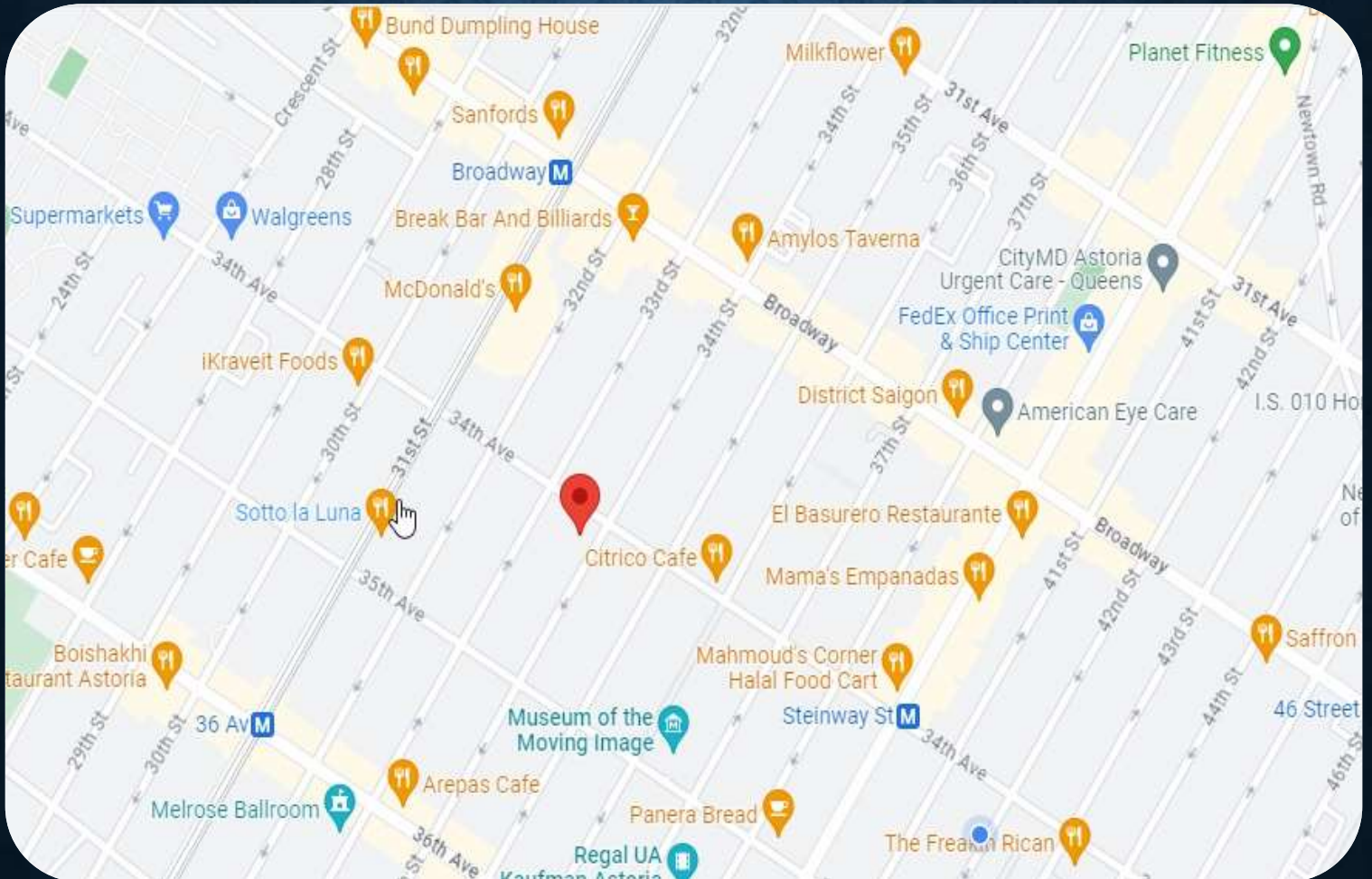


- Block/Lot 610/30
- Lot Size 39x95
- Lot Sq ft 3720
- Building Sqft 9072
- Stories 4
- Year built 1926
- Zoning R5
- Taxes \$92,307.96

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Location



Building in Excellent Location

- 1 Block from Broadway N & W trains
- Few Blocks from Steinway M & R train
- Very Convenient Location
- Close to Shopping, Stores and Restaurants
- Minutes to Manhattan

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Building Exterior

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Building Features

- 14 Free Market Apartments
- Only 3 Rent Stabilized
- 15 Renovated Apartments

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Entrance and Hallway

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- Building in Excellent Condition
- Renovated Hallways
- Updated Electric
- Skylight Roof

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Apartment Photos

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Apartment Features

- 16 ~ One bedroom Apartments
- 1~ Two Bedroom Apartment
- 1bedroom ~650-700 sq ft
- 2bedroom approx. 850-900sqft

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Roof and Basement

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- Basement has High Ceilings
- Boiler was replaced last year
- Roof maintained every year
- Smart meters for Gas & Electric

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Income

Rent roll

<i>Unit</i>	<i>Br</i>	<i>Status</i>	<i>Monthly Rent</i>	<i>Annual Rent</i>	<i>LEASE TERM</i>
1A	1BR	FM	1,775.00	21,300.00	11/01/22 - 10/31/2023
1B	1BR	FM	2,100.00	25,200.00	10/01/2022-9/30/2023
1C	1BR	RS	1,290.83	15,489.96	07/01/2022-06/30/2023
1D	1BR	FM	1,950.00	23,400.00	05/01/2022-04/30/2023
2A	1BR	FM	1,775.00	21,300.00	10/01/2022-09/30/2023
2B	1BR	FM			VACANT
2C	1BR	FM	1,950.00	23,400.00	11/01/2022-10/31/2023
2D	1BR	FM	2,025.00	24,300.00	06/01/2022-05/31/2023
3A	1BR	FM	1,925.00	23,100.00	08/01/2022-7/31/2023
3B	1BR	FM	1,950.00	23,400.00	03/01/2023-2/29/2024
3C	1BR	FM	2,050.00	24,600.00	06/01-2022-05/31/2023
3D	1BR	FM	2,050.00	24,600.00	06/01/2022-5/31/2023
4A	1BR	RS	935.55	11,226.60	11/01/2021-10/31/2023
4B	1BR	FM	1,950.00	23,400.00	1/1/2023-12/31/2023
4C	1BR	FM	1,925.00	23,100.00	04/01/2023-3/31/2024
4D	1BR	FM	1,950.00	23,400.00	01/01/2023-12/31/2024
C1	2BR	RS	2,185.00	26,220.00	09/01/2022-08/31/2023
Current Income			32586.38	393,436.56	ESTIMATED
Potential Income			TBD	TBD	

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Expense

TAXES	\$	92,307.96
HEAT	\$	38,961.00
INSURANCE	\$	10,789.09
WATER	\$	7,131.33
ELECTRIC	\$	2,098.44
Total	\$	151,287.82

CURRENT NOI	242,148.74
POTENTIAL NOI	TBD

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