

GUT RENOVATED THREE-FAMILY TOWNHOUSE • LUXURY LIVING IN THE HEART OF ASTORIA


30-78 43RD STREET

LOCATED BETWEEN 31ST AVENUE AND 30TH AVENUE

- Custom-built, gut renovated one-of-a-kind residence with three units:
 - First two units feature 2 beds, 2 baths, and beautiful outdoor spaces.
 - Top floor unit offers three bedrooms and 2 bathrooms.
- Dramatic high ceilings and light-colored oak flooring throughout.
- Spacious living rooms with large windows and exposed brick walls.
- In-unit amenities include central AC, CityQuiet windows with solar shades, in-unit Maytag washer/dryers, LED lighting, and video intercom.
- Gourmet open kitchens with Caesarstone quartz islands, Brito fixtures, sleek white cabinetry, and THOR stainless steel appliances including dishwashers and wine coolers.
- Italian marble and porcelain bathrooms with Toto toilets and tempered glass showers/tubs.
- Meticulously crafted with upscale finishes and spacious floor plans.
- The building measures 19.17' x 40', and a total of 3,339 square feet.
- The property sits on a lot measuring 19' x 101' and 1,919 SF.
- Actual cap rate: 5.73%
- Conveniently located near subway stations and vibrant Astoria amenities.

\$2,885,000
LICENSED SALESPERSON
AMY ERICSON

PHONE : 646.655.9413

 E-MAIL : AMY@EVRGREALTY.COM
LICENSED BROKER & PRINCIPAL
DANIEL BARCELOWSKY

PHONE: 646.373.7944

 E-MAIL: DANIEL@EVRGREALTY.COM
RENT ROLL

UNITS	LAYOUT	ACTUAL	POTENTIAL	LXP
1	2/2	\$4,900.00	\$5,000.00	01/26
2	2/2	\$4,850.00	\$5,200.00	08/25
3	3/2	\$5,800.00	\$6,500.00	09/25

Actual Gross Annual Income: \$ 186,600.00

Potential Gross Annual Income: \$ 216,000.00

EXPENSES APPROXIMATE

Real Estate Taxes:	\$ 13,194.00
Insurance:	\$ 2,500.00
Water/Sewer:	\$ 2,000.00
Heating:	\$ 1,600.00
Electric:	\$ 800.00
Super/Repairs:	\$ 1000.00

TOTAL ANNUAL EXPENSES: \$ 21,094.00

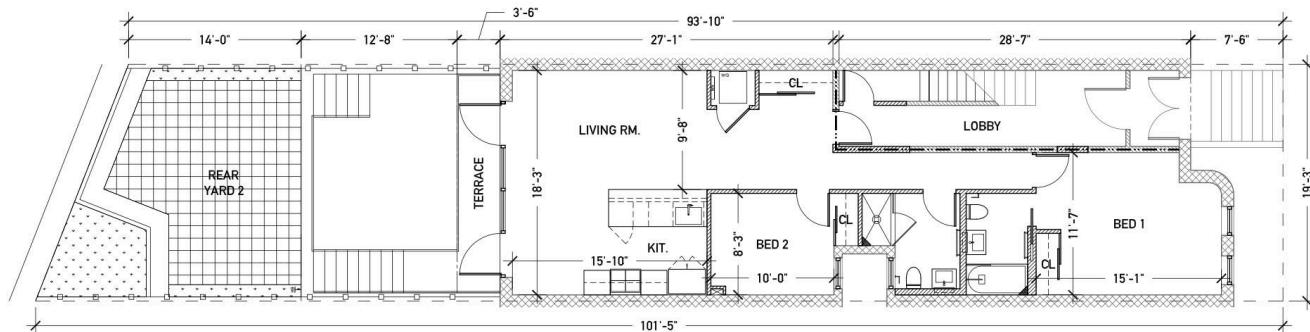
INCOME	ACTUAL	POTENTIAL
Gross Annual Income	\$ 186,600.00	\$ 200,400.00
Less Total Expenses	\$ 21,094.00	\$ 21,094.00

NET OPERATING INCOME: \$ 165,506.00

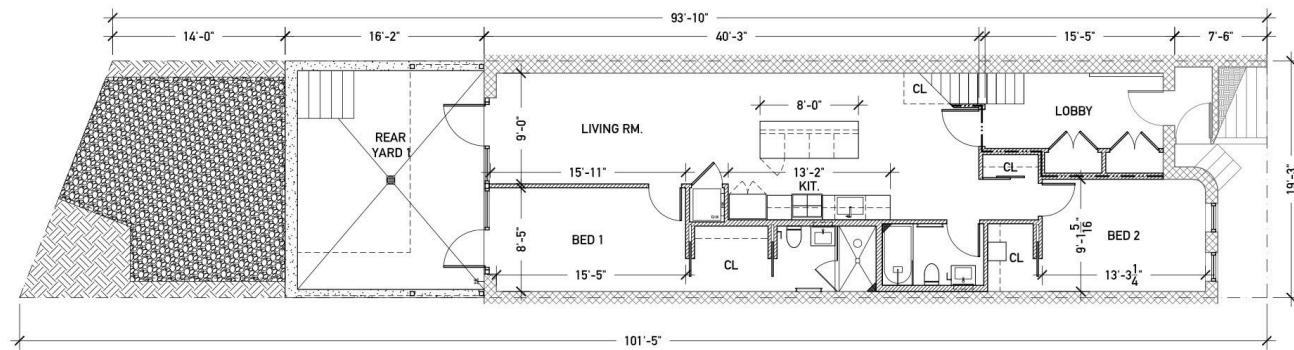
BLOCK/LOT	00696-0189
LOT DIMENSION	19' X 101'
LOT SF	1,919
STORIES	2
UNITS	3
YEAR BUILT	1910
ZONING	R5
BUILDING DIMENSIONS	19.17' x 40'
BUILDING SF	3,339
FAR	RES 1.25 / FAC 2
ACTUAL CAP RATE	5.73%
POTENTIAL CAP RATE	6.21%



Floorplan:

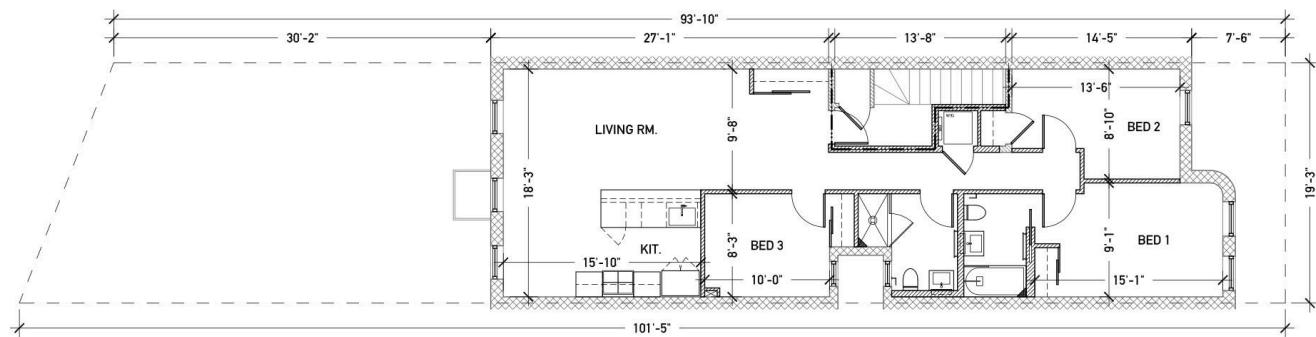


02 | 1st FLOOR PLAN
SCALE: 1/8" = 1'-0"



01 | GARDEN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Floorplan:



01 | 2nd FLOOR PLAN
SCALE: 1/8" = 1'-0"