

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING: 30-90 & 30-92 Steinway St

Prime Astoria Mixed Use Package



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MICHAEL SHERMAN | Founder

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Property Information

Location

30-90 & 30-92 Steinway Street

Building Size

5,160 SF

Lot Size

2,980 SF (37.53ft x 90.2ft)

Units

4 Units (2 Apts & 2 Retail)

Notes

3-Story Walkup & Single Story Retail Package

Prime Astoria

2 Three-Bedroom Apartments | Free Market Building

3,300 SF of Retail

Vacant Retail – Ideal for Owner/User

8,940 BSF Development Potential

Steps away from retailers and the N & W Trains

Financials

Residential	2	\$89,400
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Retail (Projected)	2	\$252,000
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Total Income		\$341,400
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Real Estate Taxes		\$42,938
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Water & Sewer	Tenants Pay	
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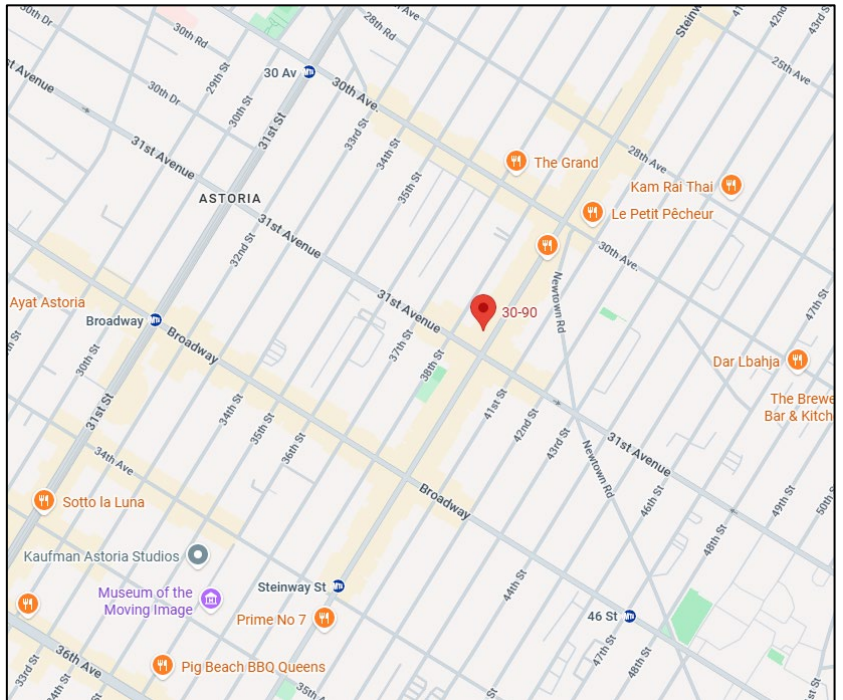
Common Electric	Tenants Pay	
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Insurance		\$8,200
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Maintenance		\$5,150
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Total Expenses		\$56,288
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Net Operating Income		\$285,112
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Asking Price: \$4,200,000

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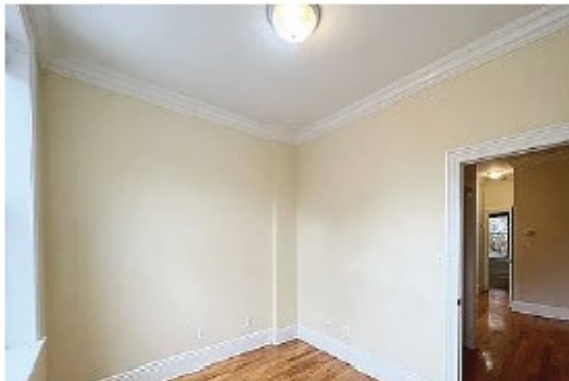
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RENT ROLL

Unit	Type/SF	Status	Notes	Rent
30-90 Retail	1,500	Vacant / Projected	Would pay own utilities	\$9,500
30-92 Retail	1,800	Vacant / Projected	Would pay own utilities	\$11,500
30-92 2 nd FI	3 BR	FM	No Leases Pays for own utilities	\$3,550
30-92 3 rd FI	3 BR	FM	No Leases Pays for own utilities	\$3,900
Monthly Total				\$28,450
Annual Total				\$341,400

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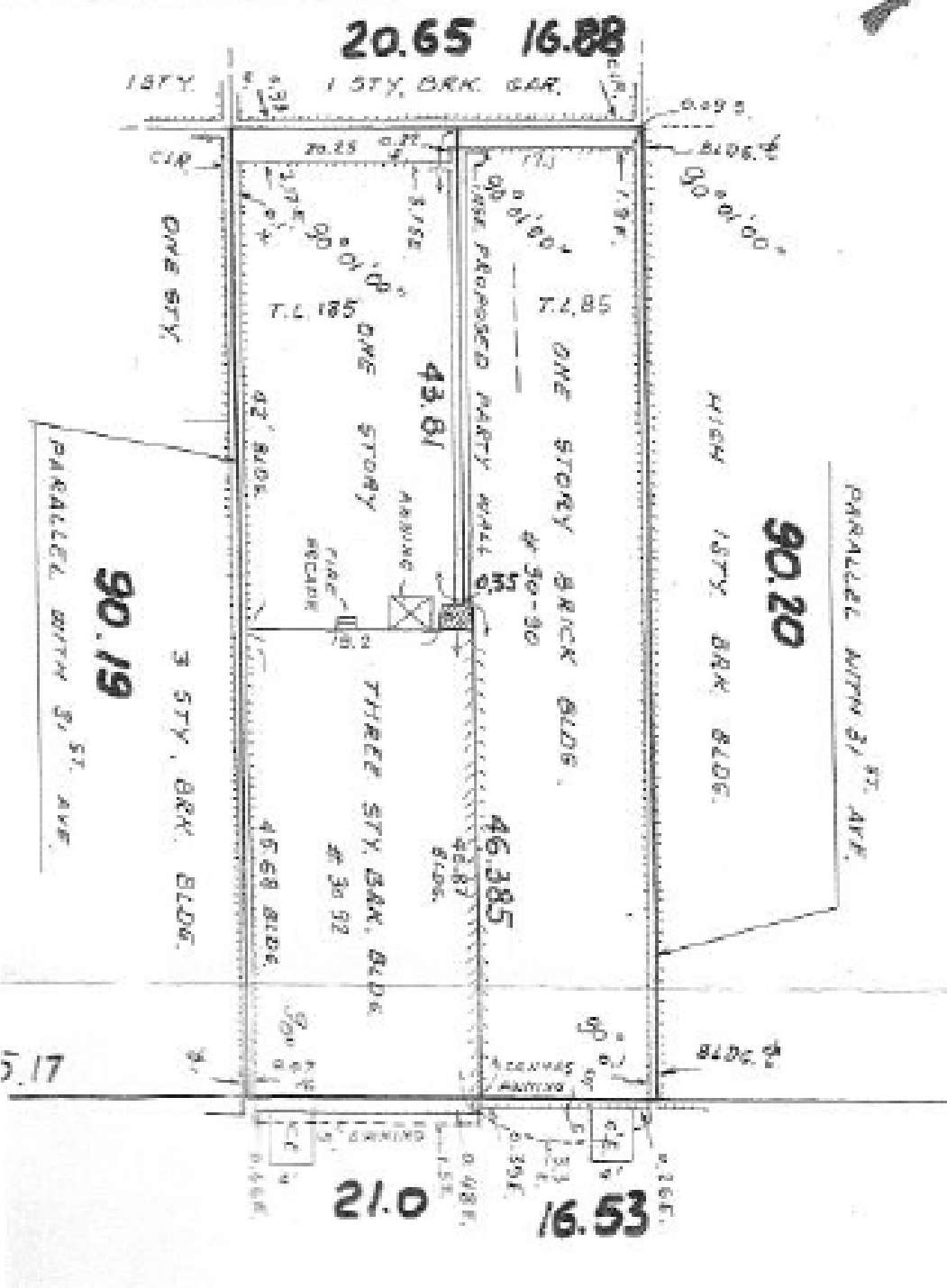
IMAGES



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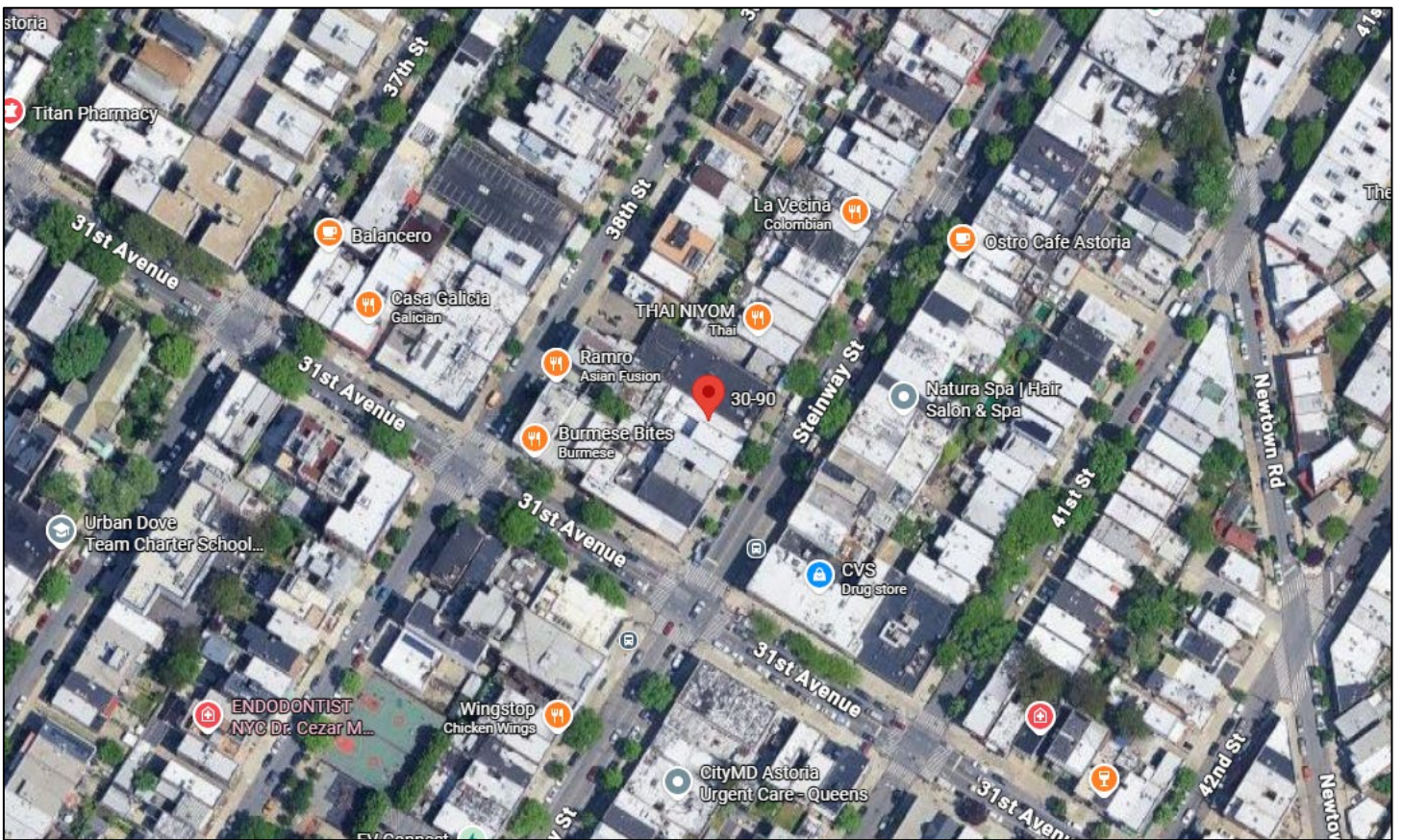
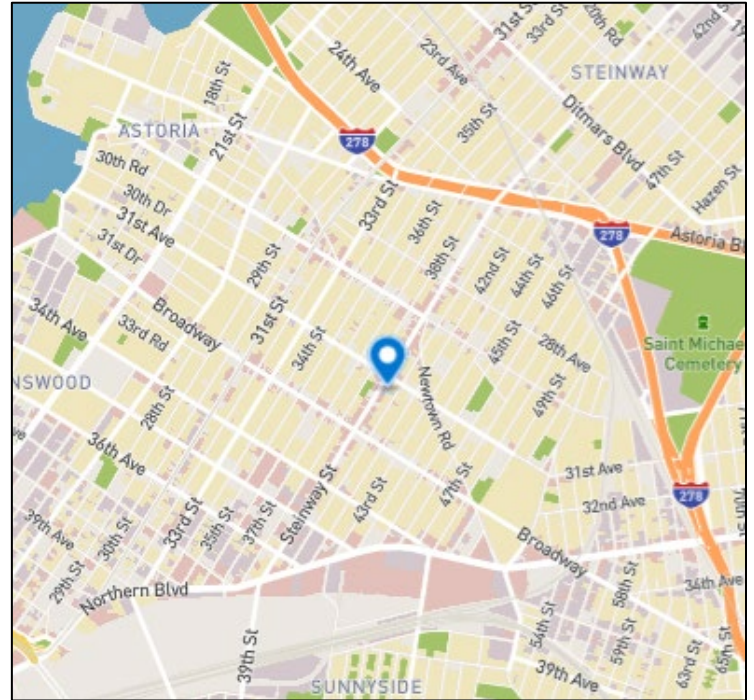
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AREA MAPS



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AREA MAPS



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