MODERNSPACES
Commercial + Investment Division

149,733 BSF MIXED-USE DEVELOPMENT SITE

24-41 31st Street, Astoria, NY 11102

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental

DISCLAIMER

factors on real estate. Neither owner nor Modern Spaces has conducted investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous wastes or substances or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

While this brochure contains physical description information, there are no references to condition. Neither Owner nor Modern Spaces make any representation as to the physical condition of the Property. Prospective Purchasers should conduct their own independent investigation to verify property condition.

In this brochure certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to Modern Spaces at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

MODERNSPACES
Commercial + Investment Division

24-41 31st Street, Astoria, NY 11102

149,733 BSF Mixed-Use Development Site

Price Reduced: $33,100,000

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MODERN SPACES NEW JERSEY
295 NEWARK AVENUE
JERSEY CITY

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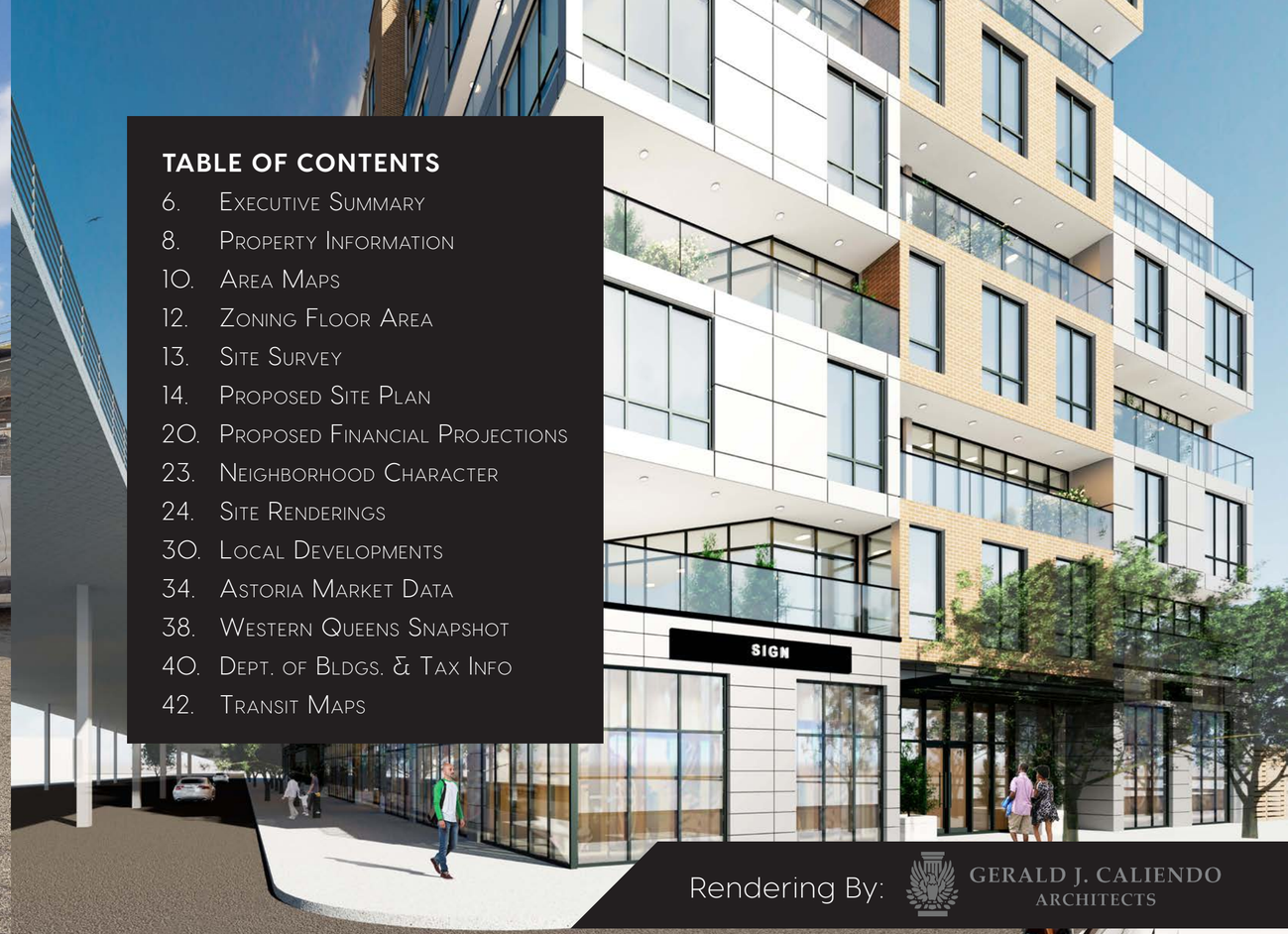


Rendering By: GERALD J. CALIENDO ARCHITECTS

EXECUTIVE SUMMARY

Modern Spaces Commercial + Investment Division has been exclusively retained to arrange for the sale of an exceptional development site located at 24-41 31st Street, Astoria, New York, 11102. Located on the northeast corner of 31st Street and 24th Road offers developers a unique opportunity to build **149,733 square feet of mixed use space** on a site that has frontage on three blocks and offers excellent access to the adjacent N & W subway station as well as the Grand Central Parkway.

Astoria, Queens, is a vibrant and eclectic neighborhood that perfectly blends rich cultural diversity with a warm, community-oriented atmosphere. Known for its lively arts scene, delicious international cuisine, and tree-lined streets, Astoria offers a welcoming space for residents and visitors alike. Whether you're exploring the historic Astoria Park with its stunning views of the East River, enjoying the local cafes and breweries, or soaking in the creativity at the Museum of the Moving Image, there's always something exciting happening. The mix of old-world charm and modern convenience makes Astoria a unique and dynamic part of New York City.

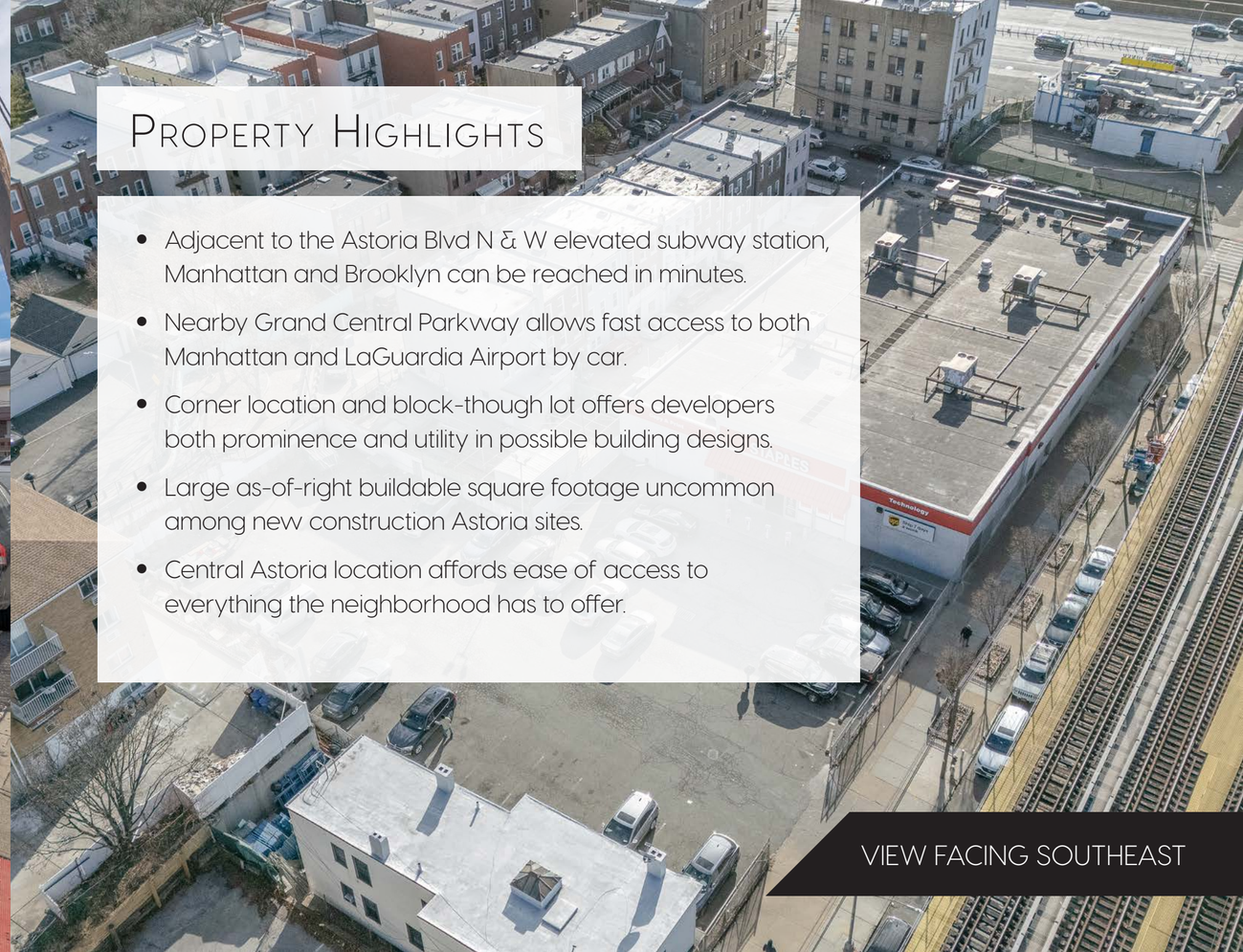
VIEW FACING WEST

Property Information

Address:	24-41 31st Street, Astoria, New York 11102
Block / Lot:	837 / 27
Lot Dimensions:	Irregular (See Survey, P.13)
Lot Size (SF):	29,638.35
Existing Structure (SF):	26,280
Zoning:	C4-5X / C4-4 / R5B
As-of-Right Buildable SF:	149,732.94
Real Estate Taxes (24/25):	$71,190.64
Street Frontage:	443.57' Total Frontage / 275' 31st Street / 90.02' 24th Road / 78.55' 32nd Street

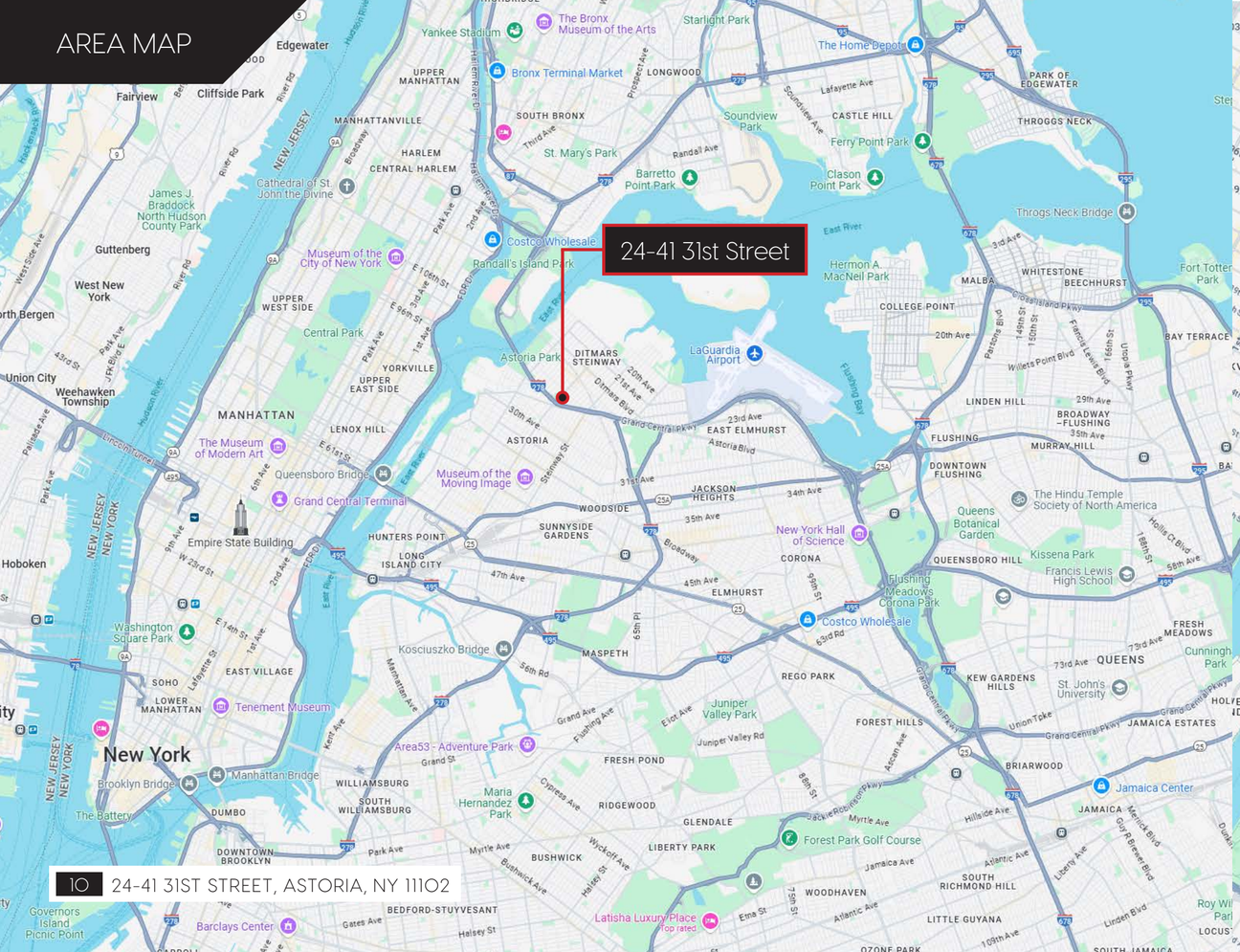
Property Highlights

- Adjacent to the Astoria Blvd N & W elevated subway station, Manhattan and Brooklyn can be reached in minutes.
- Nearby Grand Central Parkway allows fast access to both Manhattan and LaGuardia Airport by car.
- Corner location and block-though lot offers developers both prominence and utility in possible building designs.
- Large as-of-right buildable square footage uncommon among new construction Astoria sites.
- Central Astoria location affords ease of access to everything the neighborhood has to offer.

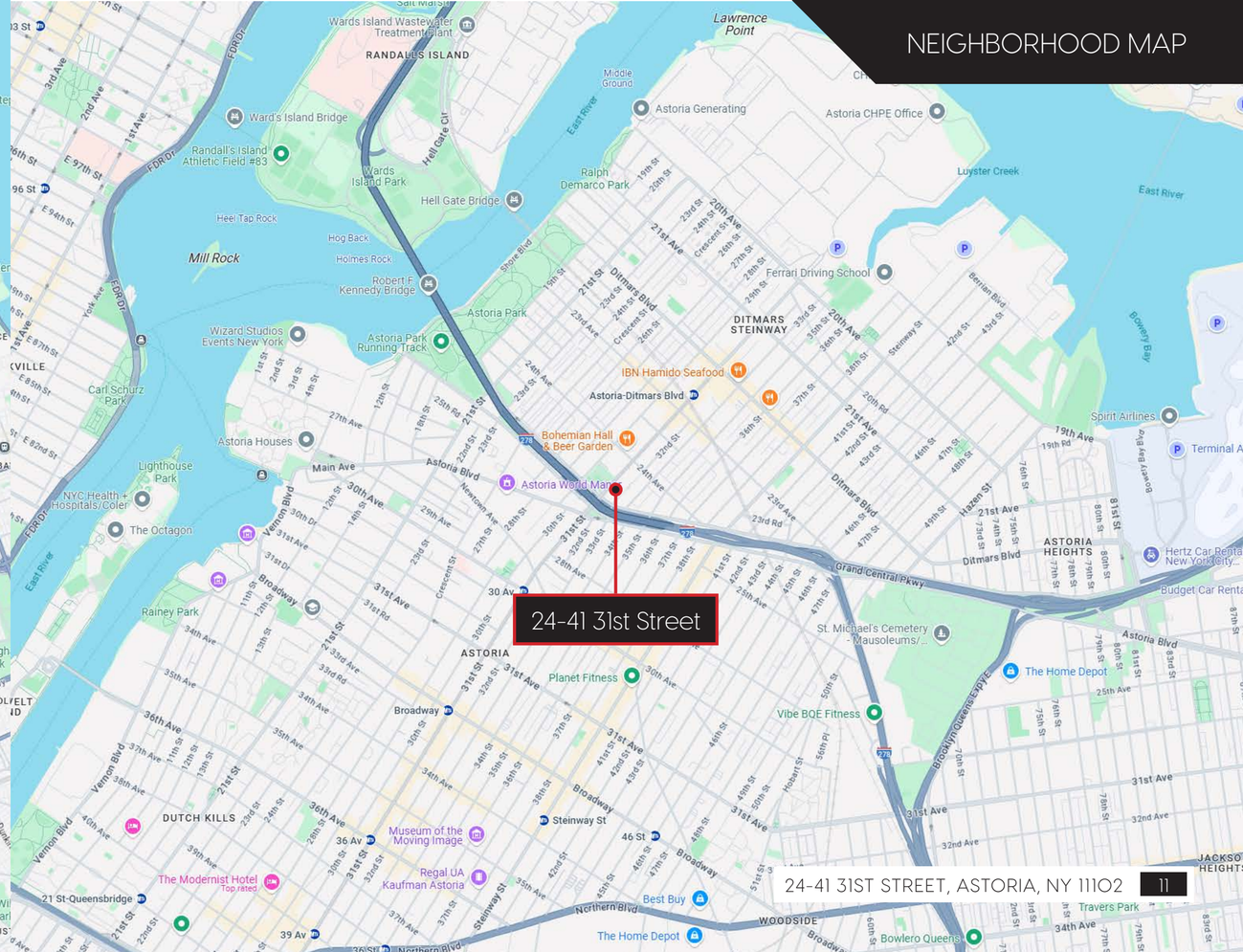


VIEW FACING SOUTHEAST

AREA MAP



NEIGHBORHOOD MAP



ZONING FLOOR AREA

Item	Zoning Section	Permitted/Required		Permitted/Required	Total	Proposed
		ONE ZONING LOT				
		C4-5X (R7X equiv.)	C4-4 (R7-2 equiv.)	R5B		
Uses Permitted	22-00 & 33-00	I - X	I - X	I - III		II, III & VI
Max. F.A.R.						
Commercial	33-122	4.00	3.40	N/A		0.49
Community Facility	33-123	5.00	6.50	2.00		0.13
Residential (MIH)	23-22, 35-31 & 77-22	6.00 + *20% = 7.20	5.01 + *20% = 6.01	1.50	5.05 over entire site	4.43
Max. Adjusted F.A.R.		0.61 x 6.0 = 3.66	0.23 x 5.01 = 1.152	0.16 x1.50 = 0.24		5.05 for entire site
		3.66 + 1.152 + 0.24 = 5.05				
Max. Floor Area						
Commercial		72,016 sf	22,955.1 sf	N/A		14,579.63 sf
Community Facility		90,020 sf	43,884.75 sf	9,777.7 sf		3,962.12 sf
Residential (MIH)		108,024 sf (*129,628.8 SF)	33,825 sf (*40,576.51 sf)	7,333.27 sf	149,732.94 sf	**131,191.19 sf
Total Floor Area		108,024 sf	43,884.75 sf	9,777.7 sf		149,732.94 sf
Total Adjusted Floor Area		5.05 x 29,638.35 = 149,732.94 sf				
Max. Lot Coverage						
Percentage - corner lot	23-361, 23-362 & 35-31 & 77-24	100%	N/A	N/A	100%	76%
Square feet		9,002 sf	N/A	N/A	9,002 sf	6,872 sf
Percentage - interior / through lot		80%	80%	80%	80%	50%
Square feet -		9,002 x .80 = 7,201.6 sf	6,751.5 sf x .80 = 5,401.2 sf	4,888.85 x .80 = 3,911.08 sf	16,513.88 sf	5,699.67 + 4,411.38 = 10,111.05 sf
Yards						
Front	23-32, 23-322, 35-51	none	none	5'-0"	0	none
Side	23-331, 23-334 & 35-52	0 or 5'-0" min.	0 or 5'-0" min.	0 or 5'-0" min.	0	0
Rear	23-343, 23-342, 33-26 & 35-	none w/in 100' of corner Interior portion: Bldg. height < 75' = 20'-0" & Bldg. height > 75' = 30'-0"			30'-0"	30'-0"
Special Provisions adjacent to R1 - R5	33-54	A side yard 8'-0" along entire length of common side lot line			8'-0"	8'-0"
Density	23-50, 35-40, 77-24 & 77-25	680	680	680		
Max. No. of D.U's		131,191.19 / 680 = 193			193	***137
Max. Height & Setback						
Min. Base Height	23-422, 23-432, 23-434 & 35-24	60'-0"	40'-0"	N.A.		65'-0"
Max. Base Height		105'-0"	85'-0"	N.A.		75'-0" & 105'-0"
Max. Building Height		145'-0"	155'-0"	35'-0"		105'-0"
Setback Narrow Street		15'-0"	15'-0"	N.A.		15'-0"
Setback Wide Street		10'-0"	10'-0"			10'-0"
Max. height from R5B boundary	23-443	w/in. 15'-0" of boundary = 65'-0" & beyond 15'-0" & w/in 25'-0" of boundary = 85'-0"				65'-0"
Req'd. Parking - Inner Transit Zone						
Retail Stores Senior Center	36-21, 36-232	None required		N.A.	0	0
Residential	25-211	None req'd. in Inner Transit Zone		N.A.	61	61
Req'd. Bicycle Parking						
General Retail Uses & Comm. Fac.	36-711	1 per 10,000 = 18,541.75 / 10,000 = 1.85 = 2			71	82
Residential		1 per 2 D.U's = 137 /2 = 68.5 = 69				
Req'd. Loading - LRC B	36-62	First 25,000 sf = 0		N.A.	0	0

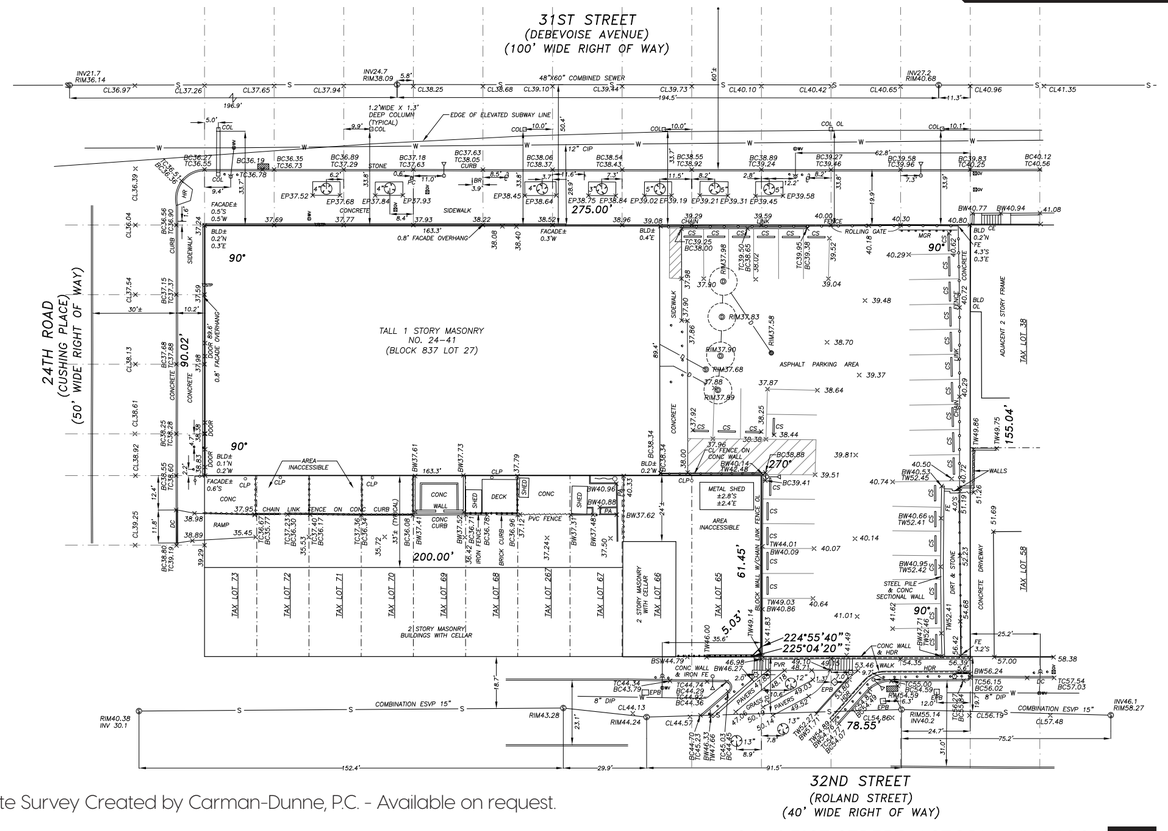
* Floor Area shown is ZFA (allowed zoning deductions taken)

** As per 77-222 ZR - portion of the zoning lot fronting on and within 100 ft. of a wide street and permitting the greater max. permitted residential floor area ratio may exceed the max. permitted floor area ratio for the portion of the zoning lot by up to 20%.

***Number shown is as per previously submitted schematic plans. Number of dwelling units can change up to max. number based on Unit Distribution. Keep in mind that 50% of corridor was deducted based on corridor ending in a 3 BR apt.

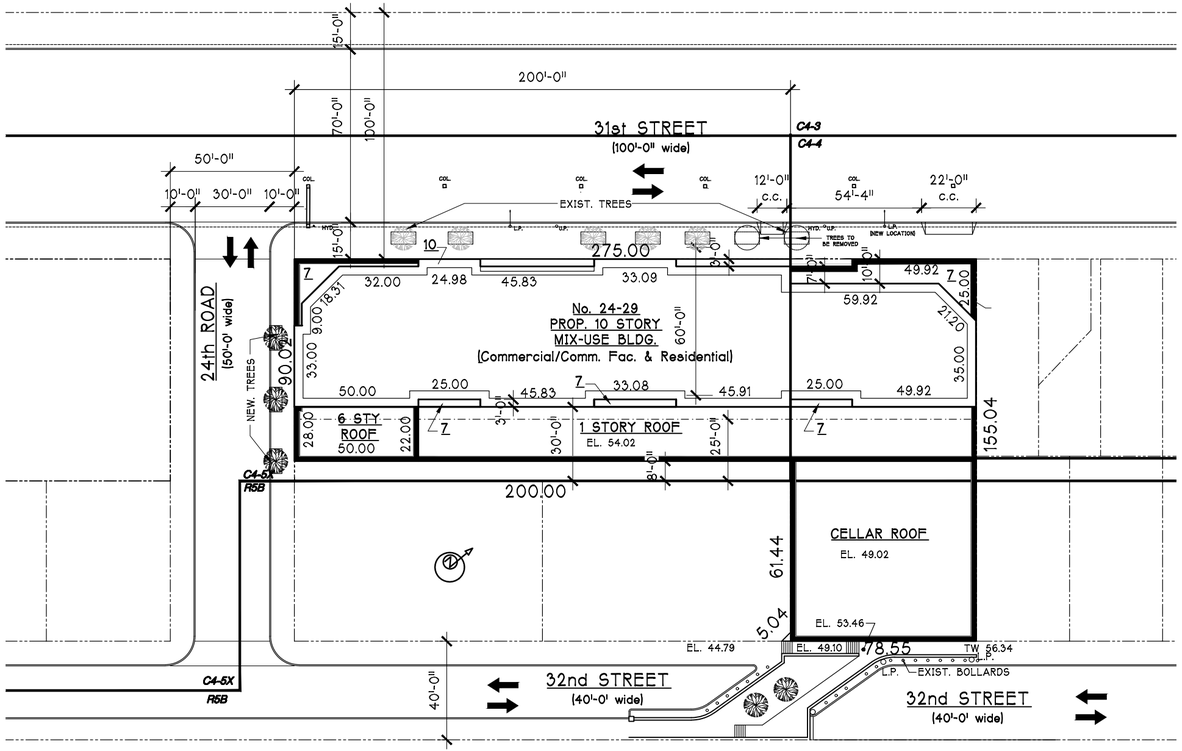
Zoning Analysis Performed by Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. - Available on request.

SITE SURVEY

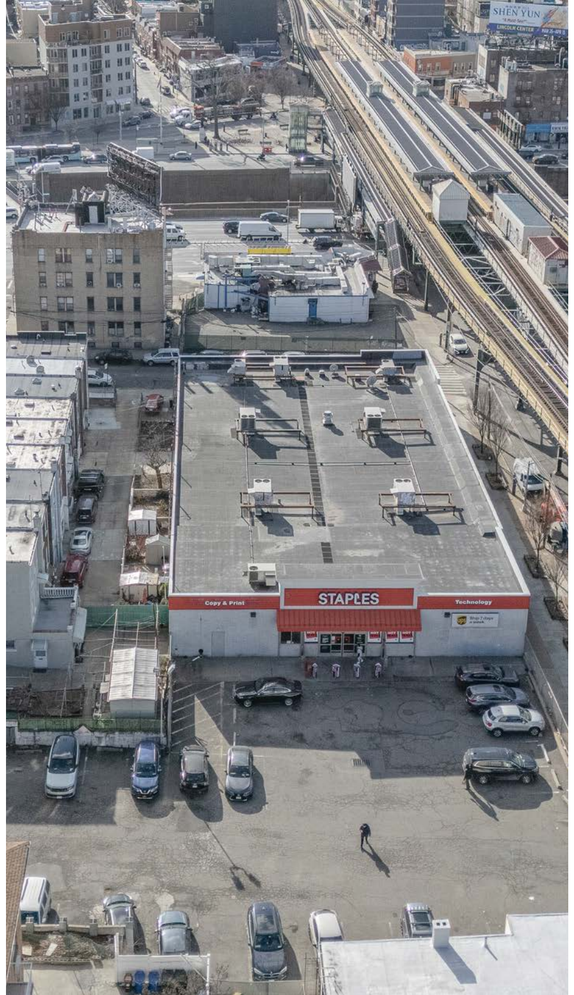


Site Survey Created by Carman-Dunne, P.C. - Available on request.

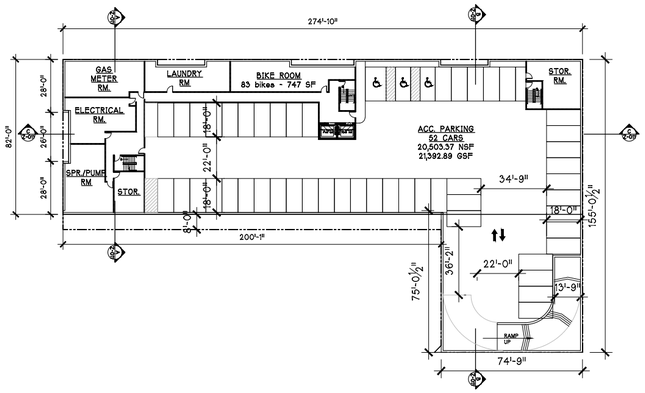
PROPOSED SITE PLAN

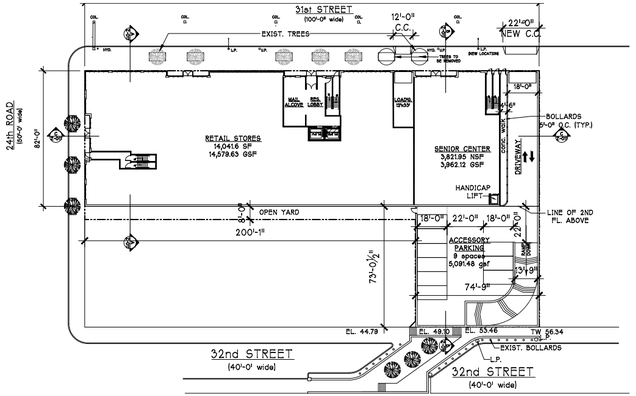


Proposed Site Plan by Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. - The plans shown are an example of what could be built on this site, available on request.

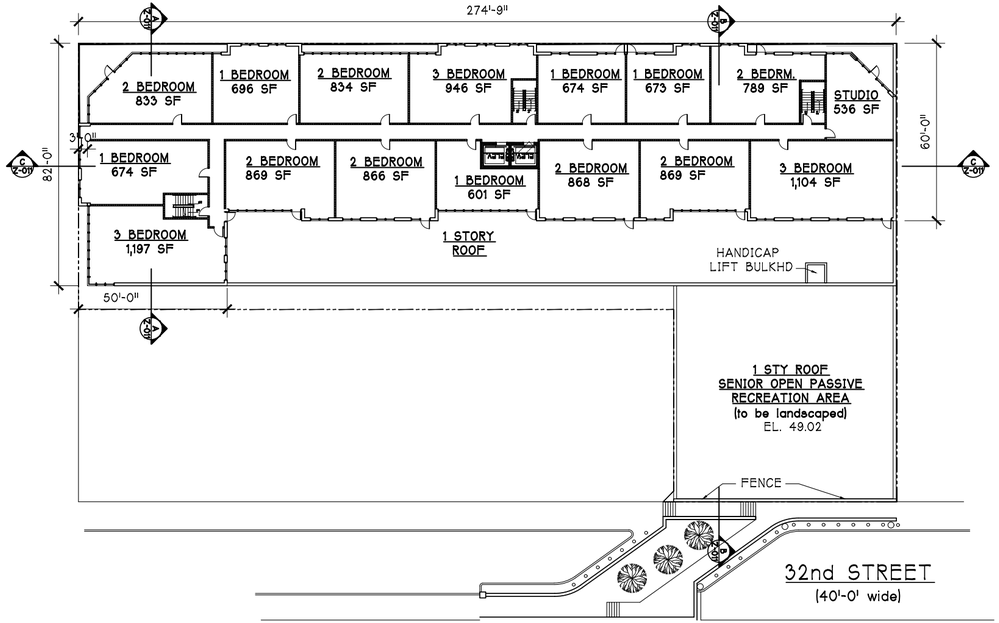


CELLAR & 1ST FLOOR PLAN





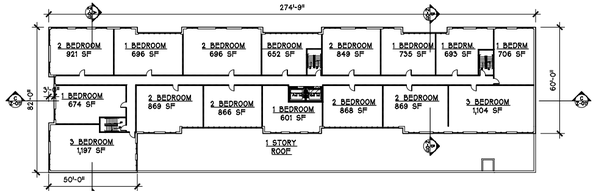
Second, Fourth & Sixth Floor Plan



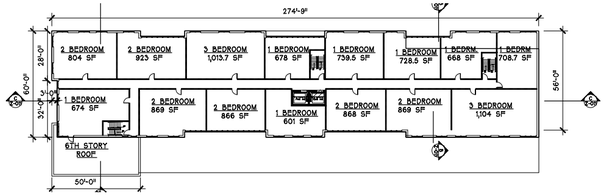
Proposed Floor Plan by Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. - The plans shown are an example of what could be built on this site, available on request.

UPPER FLOOR PLANS

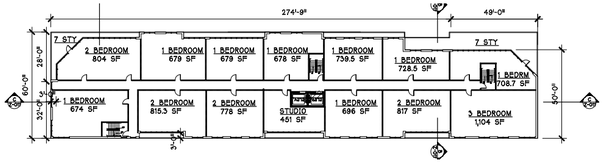
Third & Fifth Floor Plan



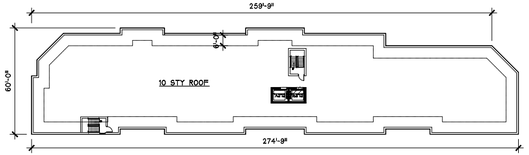
Seventh Floor Plan



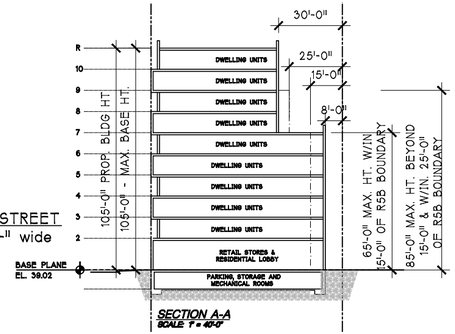
Eighth Thru Tenth Floor Plan

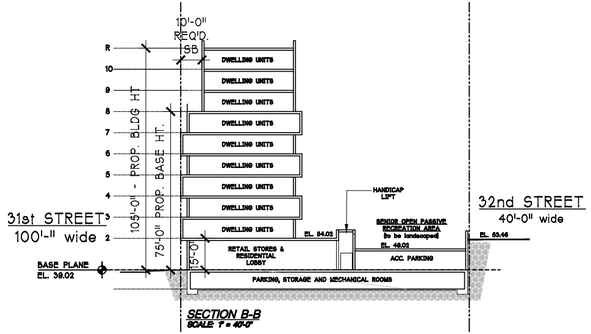


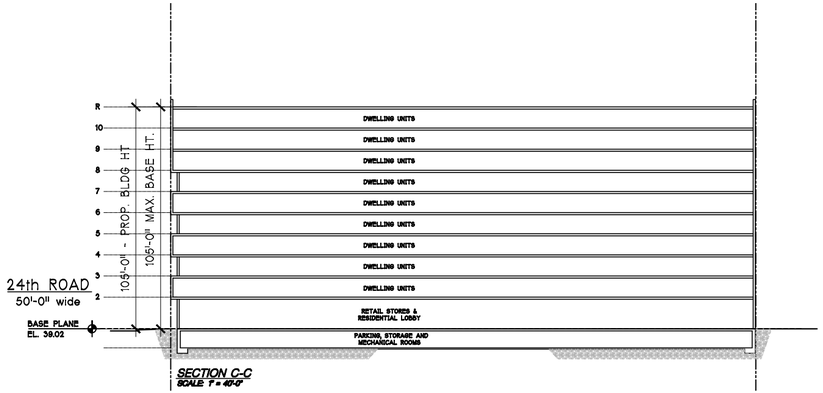
Roof Plan



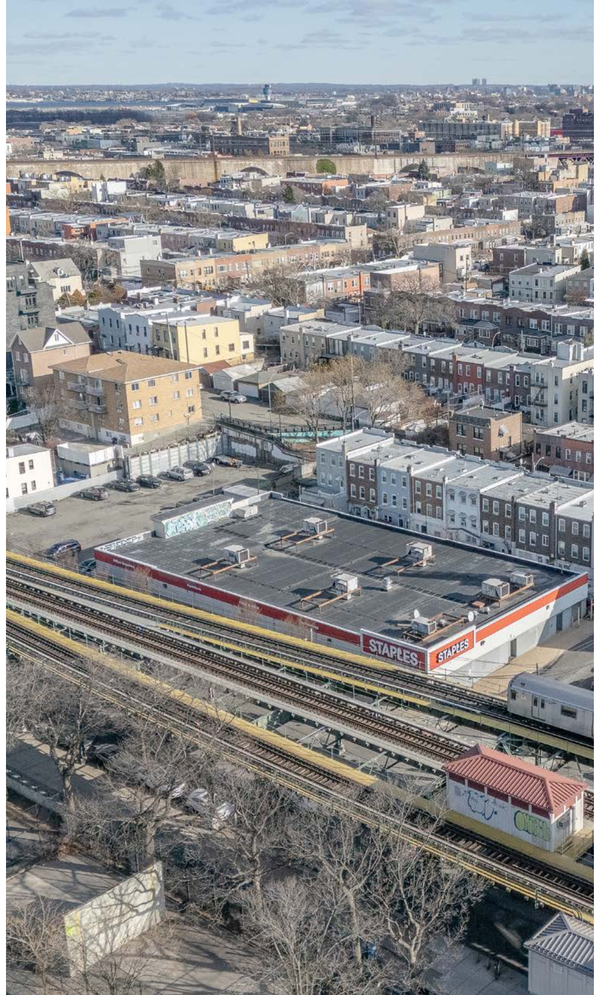
DIAGRAMATIC SECTIONS





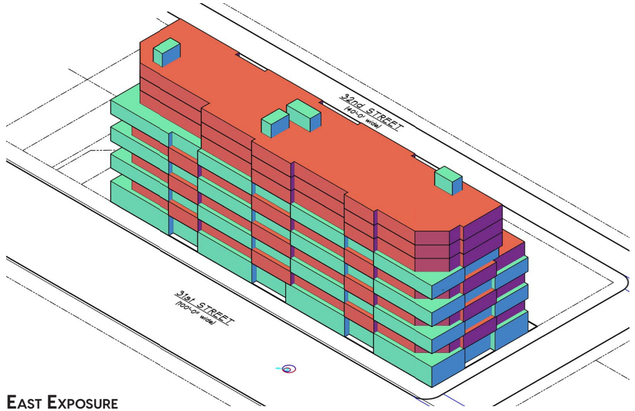


Diagramatic Sections by Gerald J. Caliendo, R.A., A.I.A. Architect, P.C. - The plans shown are an example of what could be built on this site, available on request.

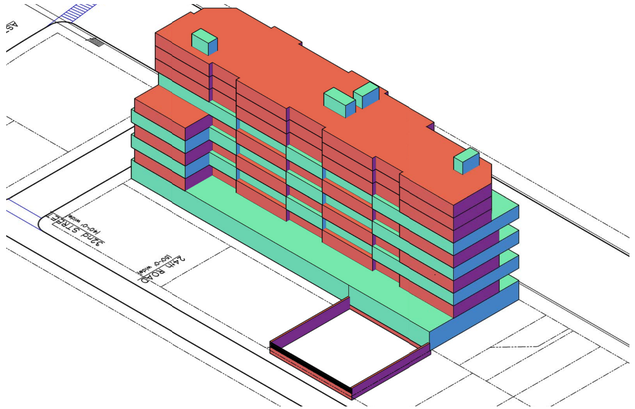


3D MASSING DIAGRAMS

West Exposure



East Exposure



Floor	Unit	Beds	S.F.	$/S.F. Base	$/S.F. Floor Adj.	Monthly	Annual
1	Retail		14,042	$70		$81,909	$982,912
1	Comm		3,822	$35		$11,147	$133,768
2	2A	2	833	$77	$77	$5,345	$64,141
2	2B	1	696	$80	$80	$4,640	$55,680
2	2C	2	834	$77	$77	$5,352	$64,218
2	2D	3	946	$74	$74	$5,834	$70,004
2	2E	1	674	$80	$80	$4,493	$53,920
2	2F	1	673	$80	$80	$4,487	$53,840
2	2G	2	789	$77	$77	$5,063	$60,753
2	2H	O	536	$82	$82	$3,663	$43,952
2	2I	1	674	$80	$80	$4,493	$53,920
2	2J	2	869	$77	$77	$5,576	$66,913
2	2K	2	866	$77	$77	$5,557	$66,682
2	2L	1	601	$80	$80	$4,007	$48,080
2	2M	2	868	$77	$77	$5,570	$66,836
2	2N	2	869	$77	$77	$5,576	$66,913
2	2O	3	1,104	$74	$74	$6,808	$81,696
2	2P	3	1,197	$74	$74	$7,382	$88,578
3	3A	2	921	$77	$77	$5,910	$70,917
3	3B	1	696	$80	$80	$4,640	$55,680
3	3C	2	696	$77	$77	$4,466	$53,592
3	3D	1	652	$80	$80	$4,347	$52,160
3	3E	2	849	$77	$77	$5,448	$65,373
3	3F	1	735	$80	$80	$4,900	$58,800
3	3G	1	693	$80	$80	$4,620	$55,440
3	3H	1	706	$80	$80	$4,707	$56,480
3	3I	1	674	$80	$80	$4,493	$53,920
3	3J	2	869	$77	$77	$5,576	$66,913
3	3K	2	866	$77	$77	$5,557	$66,682

Floor	Unit	Beds	S.F.	$/S.F. Base	$/S.F. Floor Adj.	Monthly	Annual
3	3L	1	601	$80	$80	$4,007	$48,080
3	3M	2	868	$77	$77	$5,570	$66,836
3	3N	2	869	$77	$77	$5,576	$66,913
3	3O	3	1,104	$74	$74	$6,808	$81,696
3	3P	3	1,197	$74	$74	$7,382	$88,578
4	4A	2	833	$77	$79	$5,452	$65,424
4	4B	1	696	$80	$82	$4,733	$56,794
4	4C	2	834	$77	$79	$5,459	$65,502
4	4D	3	946	$74	$75	$5,950	$71,404
4	4E	1	674	$80	$82	$4,583	$54,998
4	4F	1	673	$80	$82	$4,576	$54,917
4	4G	2	789	$77	$79	$5,164	$61,968
4	4H	O	536	$82	$84	$3,736	$44,831
4	4I	1	674	$80	$82	$4,583	$54,998
4	4J	2	869	$77	$79	$5,688	$68,251
4	4K	2	866	$77	$79	$5,668	$68,016
4	4L	1	601	$80	$82	$4,087	$49,042
4	4M	2	868	$77	$79	$5,681	$68,173
4	4N	2	869	$77	$79	$5,688	$68,251
4	4O	3	1,104	$74	$75	$6,944	$83,330
4	4P	3	1,197	$74	$75	$7,529	$90,350
5	5A	2	921	$77	$79	$6,028	$72,335
5	5B	1	696	$80	$82	$4,733	$56,794
5	5C	2	696	$77	$79	$4,555	$54,664
5	5D	1	652	$80	$82	$4,434	$53,203
5	5E	2	849	$77	$79	$5,557	$66,680
5	5F	1	735	$80	$82	$4,998	$59,976
5	5G	1	693	$80	$82	$4,712	$56,549
5	5H	1	706	$80	$82	$4,801	$57,610

PROPOSED PLAN FINANCIAL PROJECTIONS

Floor	Unit	Beds	S.F.	$/S.F. Base	$/S.F. Floor Adj.	Monthly	Annual
5	5I	1	674	$80	$82	$4,583	$54,998
5	5J	2	869	$77	$79	$5,688	$68,251
5	5K	2	866	$77	$79	$5,668	$68,016
5	5L	1	601	$80	$82	$4,087	$49,042
5	5M	2	868	$77	$79	$5,681	$68,173
5	5N	2	869	$77	$79	$5,688	$68,251
5	5O	3	1,104	$74	$75	$6,944	$83,330
5	5P	3	1,197	$74	$75	$7,529	$90,350
6	6A	2	833	$77	$79	$5,505	$66,065
6	6B	1	696	$80	$82	$4,779	$57,350
6	6C	2	834	$77	$79	$5,512	$66,145
6	6D	3	946	$74	$76	$6,009	$72,104
6	6E	1	674	$80	$82	$4,628	$55,538
6	6F	1	673	$80	$82	$4,621	$55,455
6	6G	2	789	$77	$79	$5,215	$62,576
6	6H	O	536	$82	$84	$3,773	$45,271
6	6I	1	674	$80	$82	$4,628	$55,538
6	6J	2	869	$77	$79	$5,743	$68,920
6	6K	2	866	$77	$79	$5,724	$68,682
6	6L	1	601	$80	$82	$4,127	$49,522
6	6M	2	868	$77	$79	$5,737	$68,841
6	6N	2	869	$77	$79	$5,743	$68,920
6	6O	3	1,104	$74	$76	$7,012	$84,147
6	6P	3	1,197	$74	$76	$7,603	$91,235
7	7A	2	804	$77	$79	$5,314	$63,765
7	7B	2	923	$77	$79	$6,100	$73,203
7	7C	3	1,014	$74	$76	$6,439	$77,264
7	7D	1	678	$80	$82	$4,656	$55,867
7	7E	1	740	$80	$82	$5,078	$60,935

Floor	Unit	Beds	S.F.	$/S.F. Base	$/S.F. Floor Adj.	Monthly	Annual
7	7F	1	729	$80	$82	$5,002	$60,028
7	7G	1	668	$80	$82	$4,587	$55,043
7	7H	1	709	$80	$82	$4,866	$58,397
7	7I	1	674	$80	$82	$4,628	$55,538
7	7J	2	869	$77	$79	$5,743	$68,920
7	7K	2	866	$77	$79	$5,724	$68,682
7	7L	1	601	$80	$82	$4,127	$49,522
7	7M	2	868	$77	$79	$5,737	$68,841
7	7N	2	869	$77	$79	$5,743	$68,920
7	7O	3	1,104	$74	$76	$7,012	$84,147
8	8A	2	804	$77	$79	$5,314	$63,765
8	8B	1	679	$80	$82	$4,662	$55,950
8	8C	1	679	$80	$82	$4,662	$55,950
8	8D	1	678	$80	$82	$4,656	$55,867
8	8E	1	740	$80	$82	$5,078	$60,935
8	8F	1	729	$80	$82	$5,002	$60,028
8	8G	1	709	$80	$82	$4,866	$58,397
8	8H	1	674	$80	$82	$4,628	$55,538
8	8I	2	815	$77	$79	$5,388	$64,661
8	8J	2	778	$77	$79	$5,142	$61,703
8	8K	O	451	$82	$84	$3,174	$38,091
8	8L	1	696	$80	$82	$4,779	$57,350
8	8M	2	817	$77	$79	$5,400	$64,796
8	8N	3	1,104	$74	$76	$7,012	$84,147
9	9A	2	804	$77	$80	$5,365	$64,384
9	9B	1	679	$80	$83	$4,708	$56,493
9	9C	1	679	$80	$83	$4,708	$56,493
9	9D	1	678	$80	$83	$4,701	$56,410
9	9E	1	740	$80	$83	$5,127	$61,526

PROPOSED PLAN FINANCIAL PROJECTIONS

Floor	Unit	Beds	S.F.	$/S.F. Base	$/S.F. Floor Adj.	Monthly	Annual
9	9F	1	729	$80	$83	$5,051	$60,611
9	9G	1	709	$80	$83	$4,914	$58,964
9	9H	1	674	$80	$83	$4,673	$56,077
9	9I	2	815	$77	$80	$5,441	$65,289
9	9J	2	778	$77	$80	$5,192	$62,302
9	9K	O	451	$82	$85	$3,205	$38,461
9	9L	1	696	$80	$83	$4,826	$57,907
9	9M	2	817	$77	$80	$5,452	$65,425
9	9N	3	1,104	$74	$77	$7,080	$84,964
10	10A	2	804	$77	$80	$5,365	$64,384
10	10B	1	679	$80	$83	$4,708	$56,493
10	10C	1	679	$80	$83	$4,708	$56,493
10	10D	1	678	$80	$83	$4,701	$56,410
10	10E	1	740	$80	$83	$5,127	$61,526
10	10F	1	729	$80	$83	$5,051	$60,611
10	10G	1	709	$80	$83	$4,914	$58,964
10	10H	1	674	$80	$83	$4,673	$56,077
10	10I	2	815	$77	$80	$5,441	$65,289
10	10J	2	778	$77	$80	$5,192	$62,302
10	10K	O	451	$82	$85	$3,205	$38,461
10	10L	1	696	$80	$83	$4,826	$57,907
10	10M	2	817	$77	$80	$5,452	$65,425
10	10N	3	1,104	$74	$77	$7,080	$84,964
	Parking	61			$250	$15,250	$183,000
Total			**108,249**		**$80**	**$825,126**	**$9,901,513**

Net Income Projection		
Residential Income	$8,784,833	
Market Rate	$6,588,624	75% of Residential
Unadjusted Mandatory Inclusionary Housing	$2,196,208	25% of Residential
Lost Revenue to MIH	($658,862)	30% of Revenue Projected
Adjusted Residential Revenue	$8,125,970	
Total Revenue	$9,242,650	
Projected Expenses	($924,265)	10% of Revenue
Projected NOI	**$8,318,385**	

NEIGHBORHOOD CHARACTER

The modern development of Astoria, Queens, beautifully blends its rich history with cutting-edge urban growth. In recent years, the neighborhood has blossomed into a dynamic hub for innovation, offering a mix of sleek luxury apartments, contemporary retail spaces, and trendy dining options. With its thriving real estate market, Astoria has become a sought-after destination for those looking for a balance of city living and a relaxed, neighborhood vibe. New developments are designed with style and sustainability in mind, often featuring eco-friendly amenities, expansive rooftop terraces, and access to green spaces. At the same time, Astoria has managed to retain its authentic charm, creating a perfect fusion of modern convenience and community spirit. Whether you're strolling down the revitalized streets or enjoying a coffee at a chic new café, Astoria's modern transformation offers an exciting glimpse into the future of urban living.

VIEW FACING WEST

SIGN
SIGN

SIGN
SIGN

SIGN
SIGN

RENDERING

THE ROWAN - 21-21 31ST STREET

- 123,274 Square Foot Luxury Condominium Building
- 46 Condominium Units, Average size 906 Sq. Ft.
- $2,600 - $2,900 Asking Rent For Studio Units
- $3,000 - $3,900 Asking Rent For 1 Bedroom Units
- Average Sellout Values **$1,197,965 per Unit, $1,306 per Sq. Ft.**
- Roof Terraces, High Ceilings, Luxury finishes, Resident lounge, Gym, Childrens room, Music Room, Dog Wash, Storage & Automated Parking

ASTOR SQUARE - 14-27 28TH AVENUE

- 31,104 Square Foot Rental Building
- 37 Rental Units
- $3,000 - $3,275 Asking Rent for 1 Bedroom Units
- $4,156 - $4,200 Asking Rent for 2 Bedroom Units
- Gym, Rooftop Recreation Space, Package Room, Bike Storage

FABRIC ASTORIA - 22-54 46TH STREET & 22-51 45TH STREET

- 124,735 Combined Sq. Ft. Condominium & Rental Buildings
- 35 Condominium Units, 64 Rental Units
- $3,095 - $3,140 Asking Rent for Studio Units
- $3,450 - $4,150 Asking Rent for 1 Bedroom Units
- $4,475 - $5,000 Asking Rent for 2 Bedroom Units
- Average Sellout Values $1,493,000 per Unit, $1,215 per Sq. Ft.
- Roof Terraces, Outdoor BBQ, Dry Sauna, Co-working Space, Resident Lounge, Childrens room, Gym, Pet Spa, Onsite Parking

THE MARINA ASTORIA - 30-07 VERNON BOULEVARD

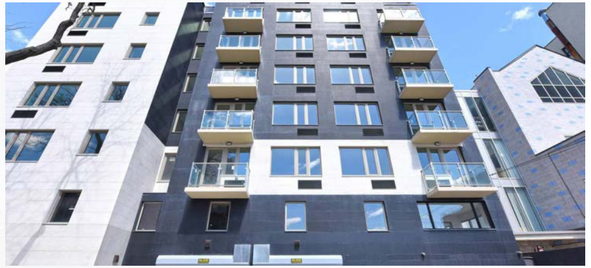
- 88,786 Square Foot Luxury Condominium Building
- 67 Condominium Units, Average size 660 Sq. Ft.
- 10,687 Sq. Ft. of Retail Space
- Average Sellout Values **$818,406 per Unit, $1,243 per Sq. Ft.**
- Gym, Courtyard, Library, Pet Spa, Co-working Space, Meditation room, Bike Storage, Children's Playroom, Parking

AMARA ASTORIA - 25-33 BROADWAY

- 125,637 Square Foot Rental Building
- 92 Rental Units
- 13,416 Sq. Ft. of Retail Space
- $3,050 - $3,325 Asking Rent for Studio Units
- $3,995 - $4,500 Asking Rent for 1 Bedroom Units
- $5,050 - $6,100 Asking Rent for 2 Bedroom Units
- Gym, Rooftop Recreation Space, Package Room, Bike Storage, Parking

29-19 NEWTOWN AVENUE

- 52,399 Square Foot Rental Building
- 44 Rental Units
- $2,100 - $2,350 Asking Rent for Studio Units
- $2,825 - $3,450 Asking Rent for 1 Bedroom Units
- Gym, Indoor & Outdoor Recreation Spaces, Private Storage, Bike Storage, Parking



21-11 31ST STREET

- 97,314 Square Foot Retail Building
- Target as Anchor Tenant
- 175' Frontage on 31st St., 148' on Ditmars Blvd.

LOCAL DEVELOPMENTS

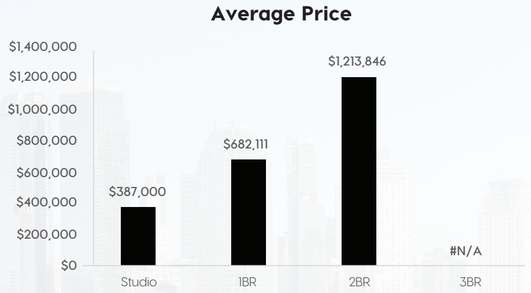
21-01 21ST STREET

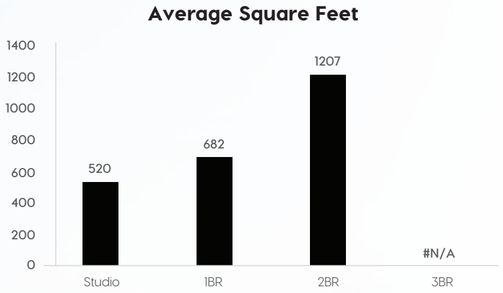
- 35,386 Square Foot Luxury Condominium Building
- 19 Condominium Units
- 4,900 Sq.Ft. of Retail Space
- 1,320 Sq.Ft. of Community Facility
- 13 Parking Spaces
- Roof Terraces, Gym, Childrens room

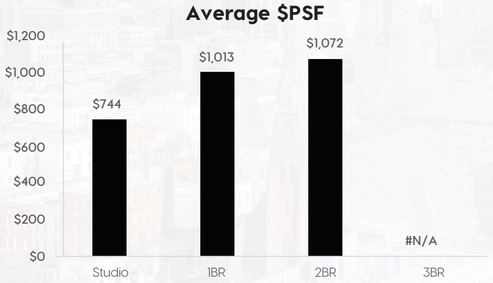
PETRA - 30-38 29TH STREET

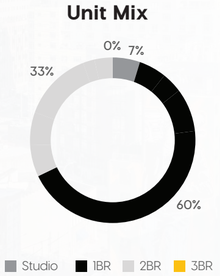
- 21,948 Square Foot Luxury Condominium Building
- 20 Condominium Units, Average size 505 Sq. Ft.
- Average Sellout Values $563,912 per Unit, $1,161 per Sq. Ft.
- Roof Terraces, High Ceilings, Luxury finishes, Resident lounge, Gym, Childrens room, Music Room, Dog Wash, Storage & Automated Parking

ASTORIA CLOSED CONDOS



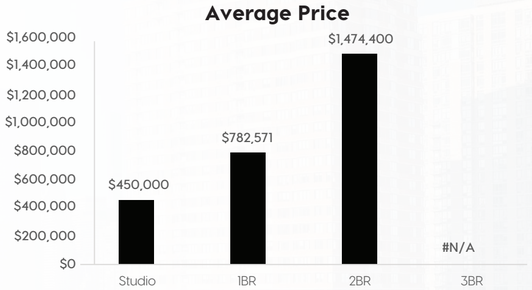


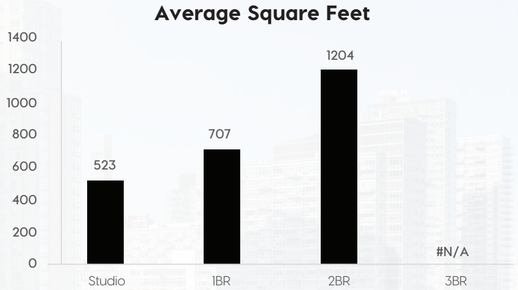


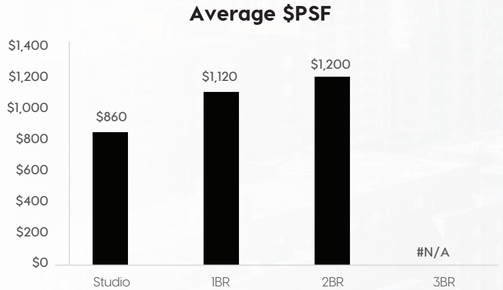


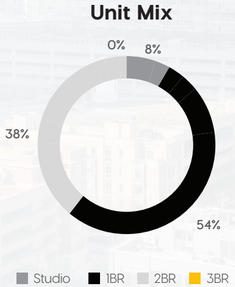
Source: Modern Spaces Q4 2024 Orange Report. This data includes all Astoria properties and does not specifically represent well amenitized new construction assets.

ASTORIA ON THE MARKET CONDOS

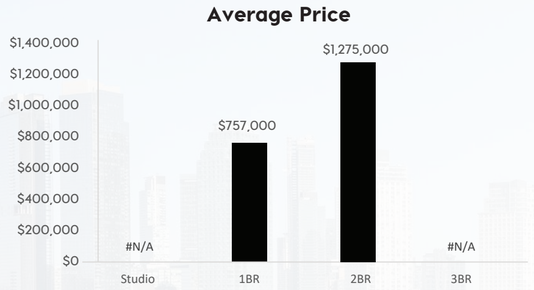


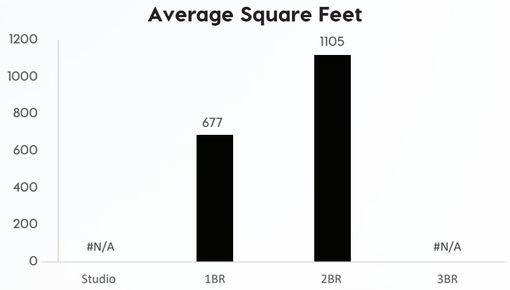


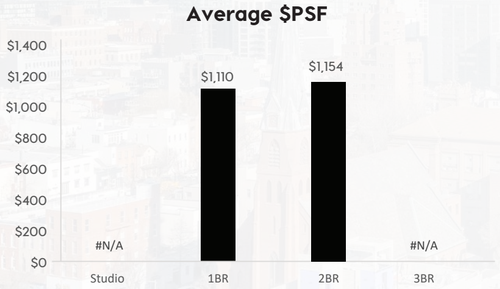


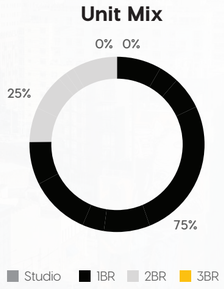


Source: Modern Spaces Q4 2024 Orange Report. This data includes all Astoria properties and does not specifically represent well amenitized new construction assets.

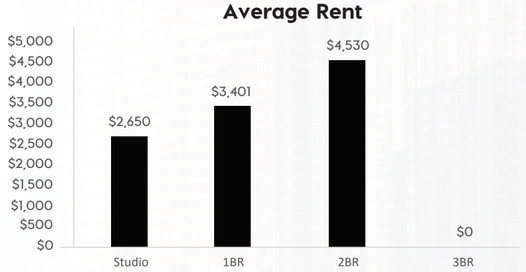


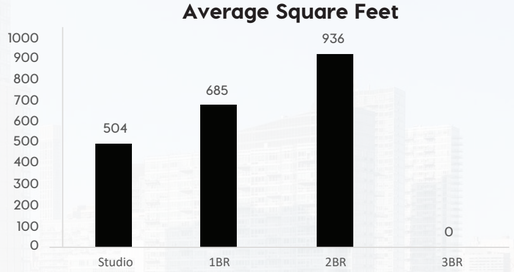


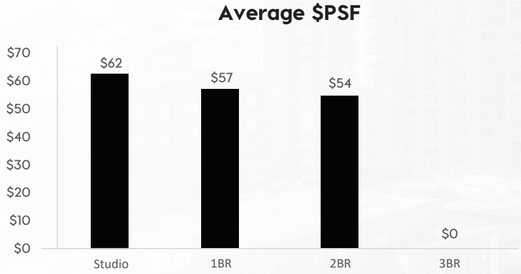


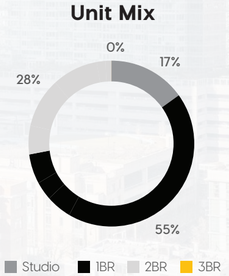


Source: Modern Spaces Q4 2024 Orange Report. This data includes all Astoria properties and does not specifically represent well amenitized new construction assets.









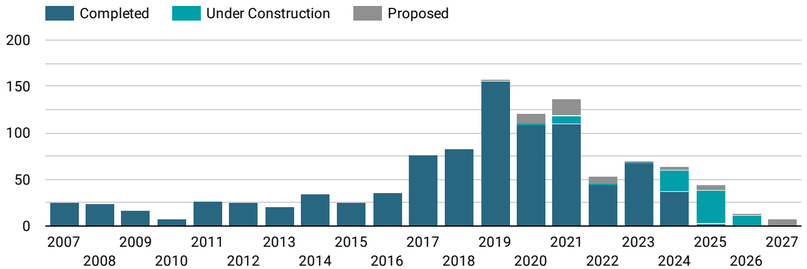
Source: Modern Spaces Q4 2024 Orange Report. This data includes all Astoria properties and does not specifically represent well amenitized new construction assets.

Development at a Glance

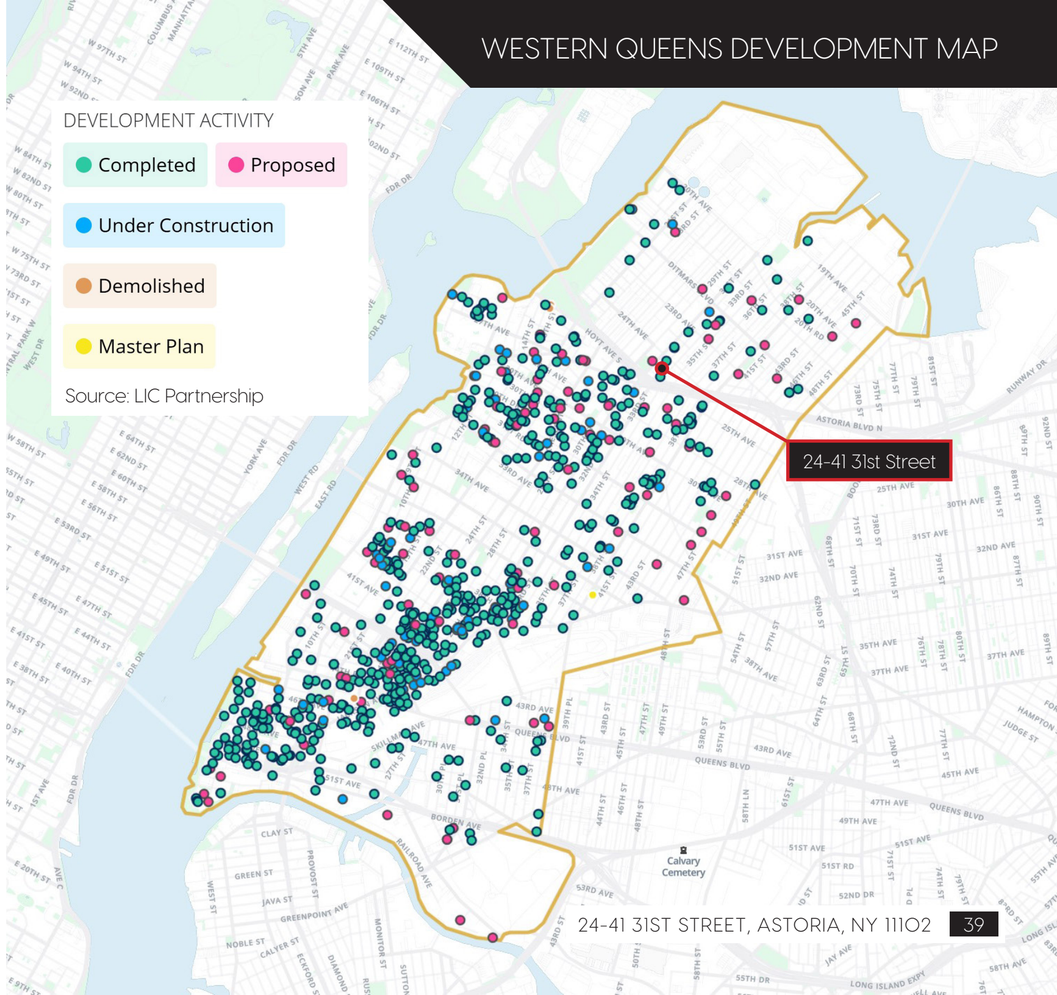
Residential	Retail	Commercial & Industrial	Hotels	
34K Units Completed	848K Sq. Ft. Completed	10M Sq. Ft. Completed	59 Hotels Completed	7K Rooms Completed
6K Units Under Construction	231K Sq. Ft. Under Construction	925K Sq. Ft. Under Construction	8 Hotels Under Construction	716 Rooms Under Construction
7K Units Proposed	160K Sq. Ft. Proposed	2M Sq. Ft. Proposed	6 Hotels Proposed	514 Rooms Proposed

Completed · Proposed · Under Construction

Projects by Year (Completed or Expected)



Source: LIC Partnership



NYC Buildings

NYC

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Property Profile Overview

24-39 31 STREET		QUEENS 11102		BIN# 4017321	
31 STREET	24-39 - 24-47	**Health Area**	: 400	**Tax Block**	: 837
24 ROAD	NO NUMBER	**Census Tract**	: 125	**Tax Lot**	: 27
32 STREET	NO NUMBER	**Community Board**	: 401	**Condo**	: NO
		Buildings on Lot	: 1	**Vacant**	: NO

View DCP Addresses... Browse Block

View Zoning Documents View Challenge Results Pre - BIS PA View Certificates of Occupancy

Cross Street(s):	24 AVENUE, 24 ROAD		
DOB Special Place Name:	24-41 AND 24-47 31 ST ARE THE		
DOB Building Remarks:	ONLY VALID ADDRESSES FOR THIS B/L - TOPO 3/2008		
Landmark Status:		**Special Status:**	N/A
Local Law:	NO	**Loft Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO		
Environmental Restrictions:	HAZMAT/NOISE/AIR	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	NO
LL37/08 Retaining Wall:	Yes		
Additional BINs for Building:	NONE		
Additional Designation(s):	MIH - MIH AREA		
HPD Multiple Dwelling:	No		
Special District:	UNKNOWN		

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. Click here for more information

Department of Finance Building Classification: K1-STORE BUILDING

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

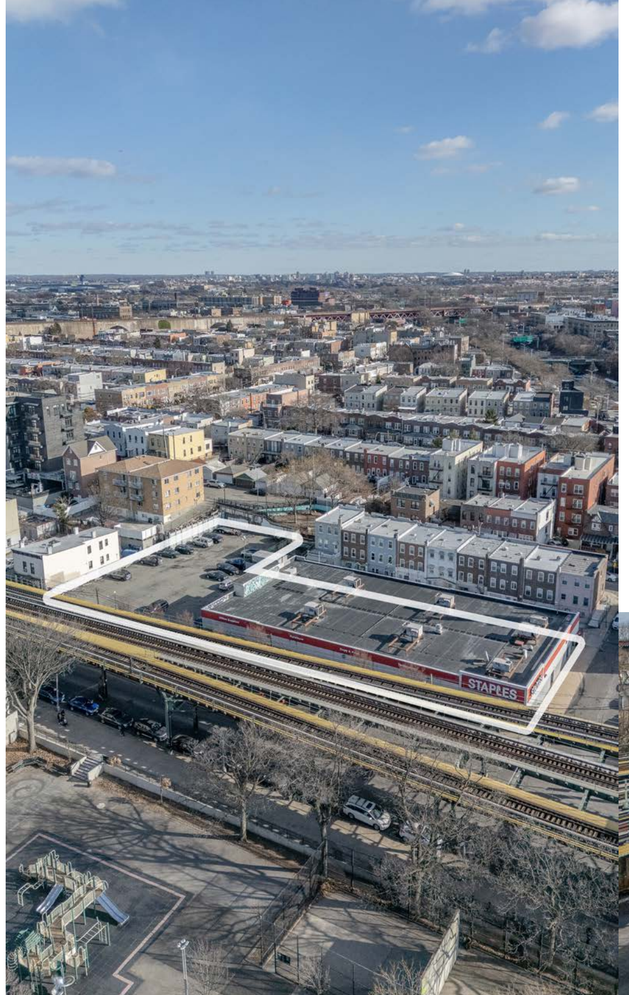
	Total	Open
Complaints	15	0
Violations-DOB	23	0
Violations-OATH/ECB	12	0
Jobs/Filings	20	
ARA / LAA Jobs	2	
Total Jobs	22	
Actions	10	

OR Enter Action Type:

OR Select from List: Select...

AND Show Actions

- Elevator Records
- Electrical Applications
- Permits In-Process / Issued
- Illuminated Signs Annual Permits
- Plumbing Inspections
- Open Plumbing Jobs / Work Types
- Facades
- Marquee Annual Permits
- Boiler Records
- DEP Boiler Information
- Crane Information
- After Hours Variance Permits



NYC Department of Finance

November 16, 2024
2441 Astoria Associates LLC
24-29 31 Street
4-00837-0027
Page 2

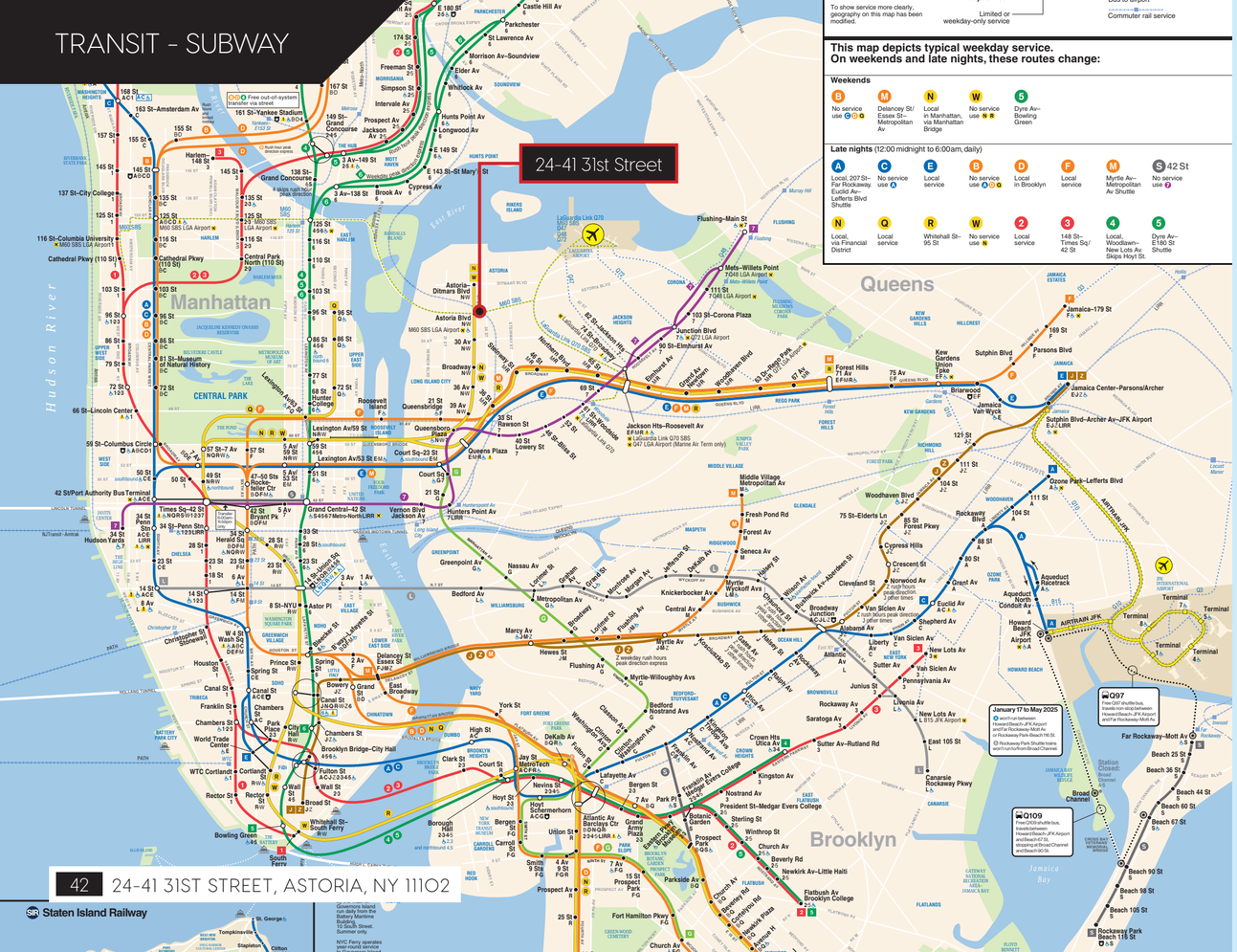
Billing Summary	Amount
Outstanding charges *(Sum of unpaid balance and interest fees from billing periods)*	$0.00
New charges *(Sum of new property taxes and other charges-see below for details)*	$36,157.60
AMOUNT DUE BY JANUARY 1, 2025	**$36,157.60**

Your property details:

Estimated market value:	$5,275,000
Tax class:	4 - Commercial Or Industrial
Prior year tax rate:	10.5920%
Current tax rate:	10.7620%
Exemptions:	
25-Yr, Infl Protect, 6-Yr Cap	$1,712,250.00

How we calculate your annual taxes:

Billable assessed value:	$2,373,750.00
minus exemptions:	– $1,712,250.00
times the current tax rate:	x 10.7620%
Annual property tax:	**$71,190.64**



To show service more clearly, geography on this map has been modified.

Limited or weekday-only service

Commuter rail service

This map depicts typical weekday service.
On weekends and late nights, these routes change:

Weekends

- B — No service use C
- M — Delancey St/Essex St–Metropolitan Av
- N — Local in Manhattan, via Manhattan Bridge
- W — No service use
- 5 — Dyre Av–Bowling Green

Late nights (12:00 midnight to 6:00am, daily)

- A — Local, 207 St–Far Rockaway, Euclid Av–Lefferts Blvd Shuttle
- C — No service use A
- E — Local service
- B — No service use A C
- D — Local in Brooklyn
- F — Local service
- M — Myrtle Av–Metropolitan Av Shuttle
- S 42 St — No service use 7
- N — Local, via Financial District
- Q — Local service
- R — Whitehall St–95 St
- W — No service use N
- 2 — Local service
- 3 — 148 St–Times Sq/42 St
- 4 — Local, Woodlawn–New Lots Av. Skips Hoyt St.
- 5 — Dyre Av–E180 St Shuttle

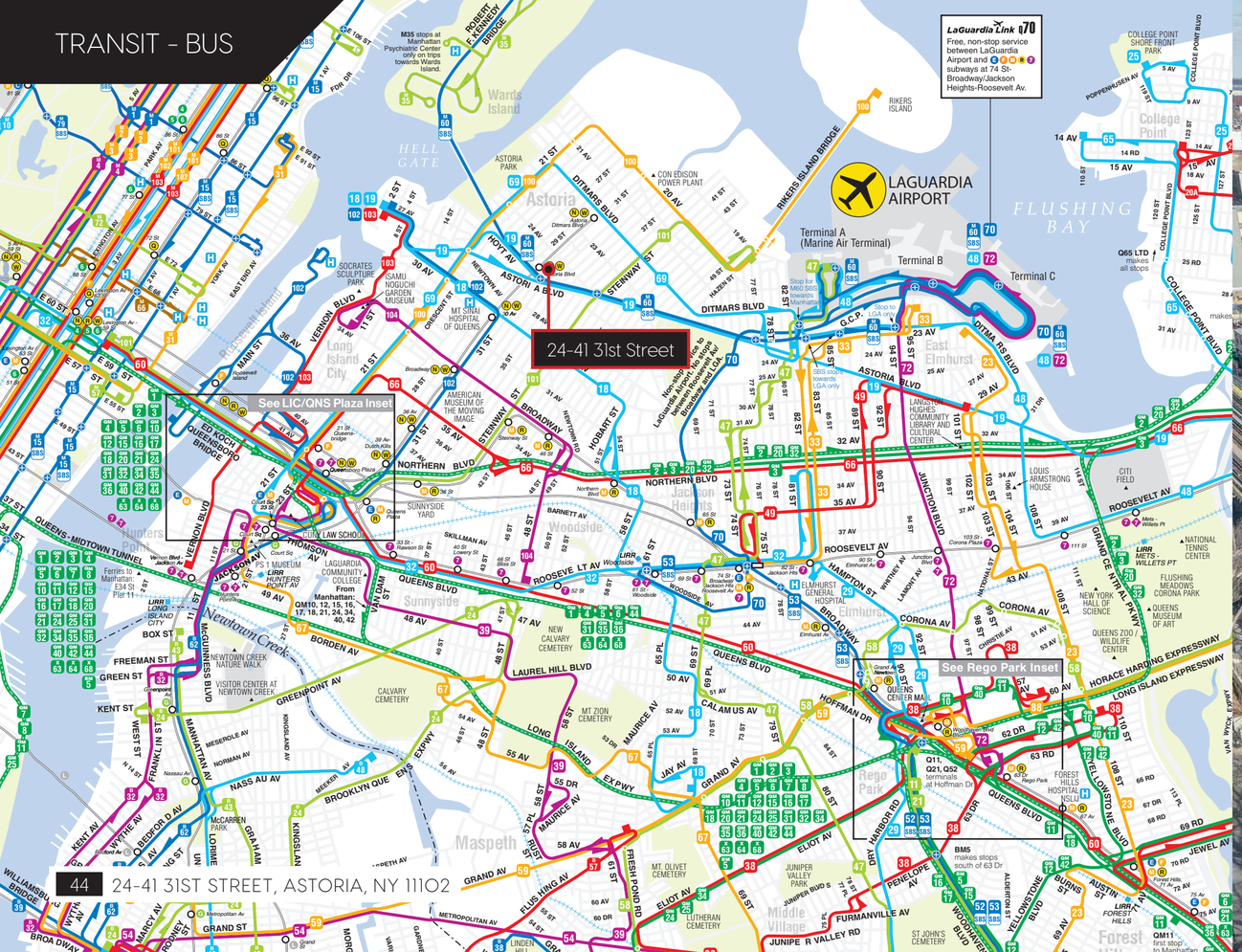
NYC FERRY ROUTES/SERVICES

- Astoria Route
- East River Route
- Rockaway Route
- Soundview Route
- South Brooklyn Route
- St. George Route
- Shuttle Bus Service

For latest maps, schedules, and expansion plan, visit *ferry.nyc*.

Map as of 9/09/2024

TRANSIT - BUS



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