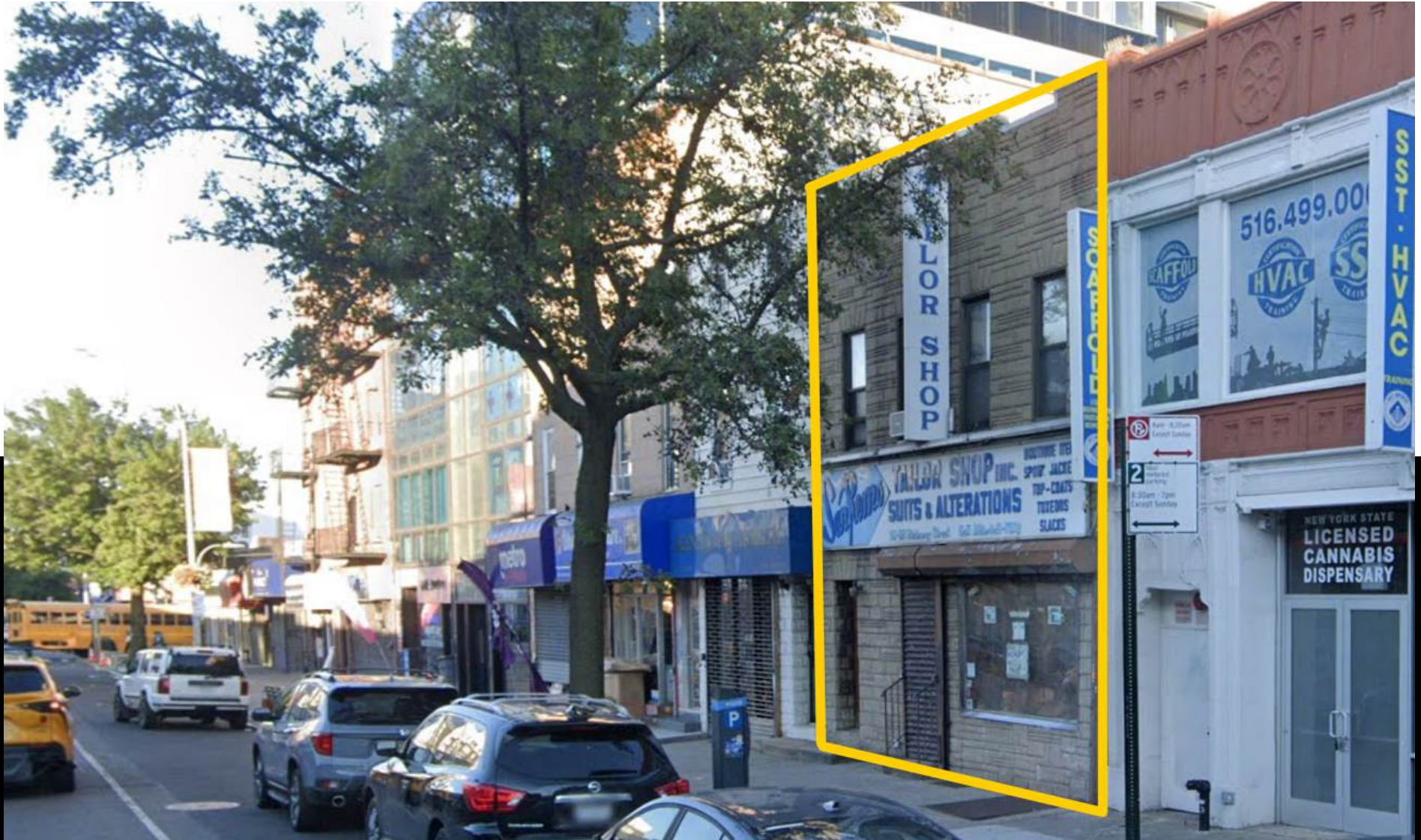


COMPASS COMMERCIAL

FOR SALE



REDEVELOPMENT OPPORTUNITY

32-64 Steinway Street, Astoria, NY 11103





Asking Price: \$2,200,000



Key Details

- 32-64 Steinway Street
- Queens (Borough 4) | Block 656 | Lot 63
- Neighborhood: Astoria
- Zoning District: C4-2A
- Land Use: Mixed Residential & Commercial
- Lot Dimensions: 25 ft by 90 ft
- Lot Area: 2,250 sq ft
- Max FAR: 3
- Landmark District: None
- Historic District: None
- Annual Tax Bill: \$9,982.88
- Tax Class: 1

Medium-Density Contextual Residence District										
R6A	Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor
	min.	min.	min.	Corner	Other Lot	max.	min.-max. (w/QGF)	max. (w/QGF)	max. (w/QGF)	
Basic	1,700 sf	18 ft	30 ft	100%	65%	3.00	40-60 (65) ft	70 (75) ft	n/a (7)	680
Inclusionary						3.60	40-65 ft	80 (85) ft	8	

C4	Contextual General Commercial District						
	C4-2A	C4-3A	C4-4A	C4-5A	C4-6A	C4-7A	C4-4D
Commercial FAR	3.0		4.0		3.4	10.0	3.4
Residential District Equivalent	R6A		R7A		R10A		R8A
Required Accessory Parking PRC-B	1 per 400 sf		None				1 per
Permitted Sign Regulations (surface area)	5 X street frontage (500 sf total)						

COMPASS COMMERCIAL

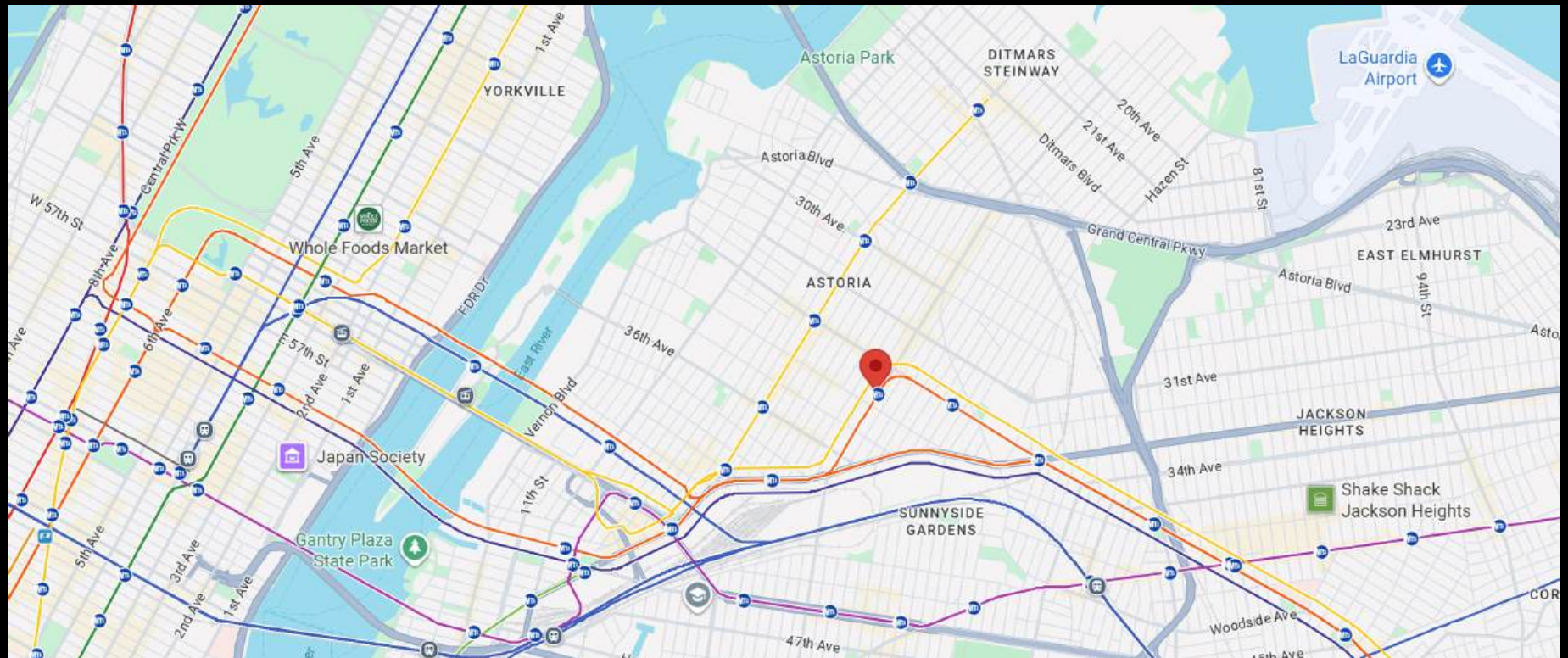
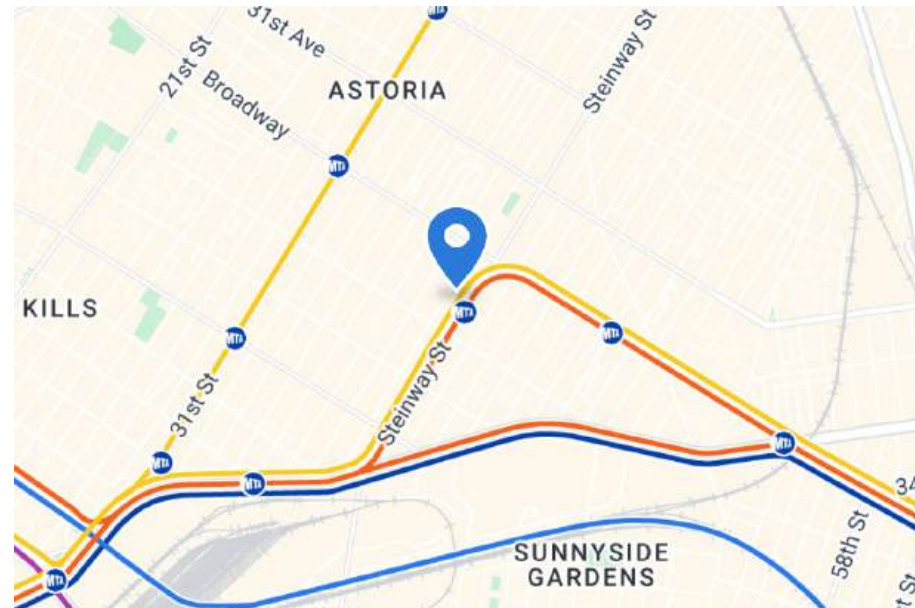


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THE PROSPECTIVE BUYER OR TENANT SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN

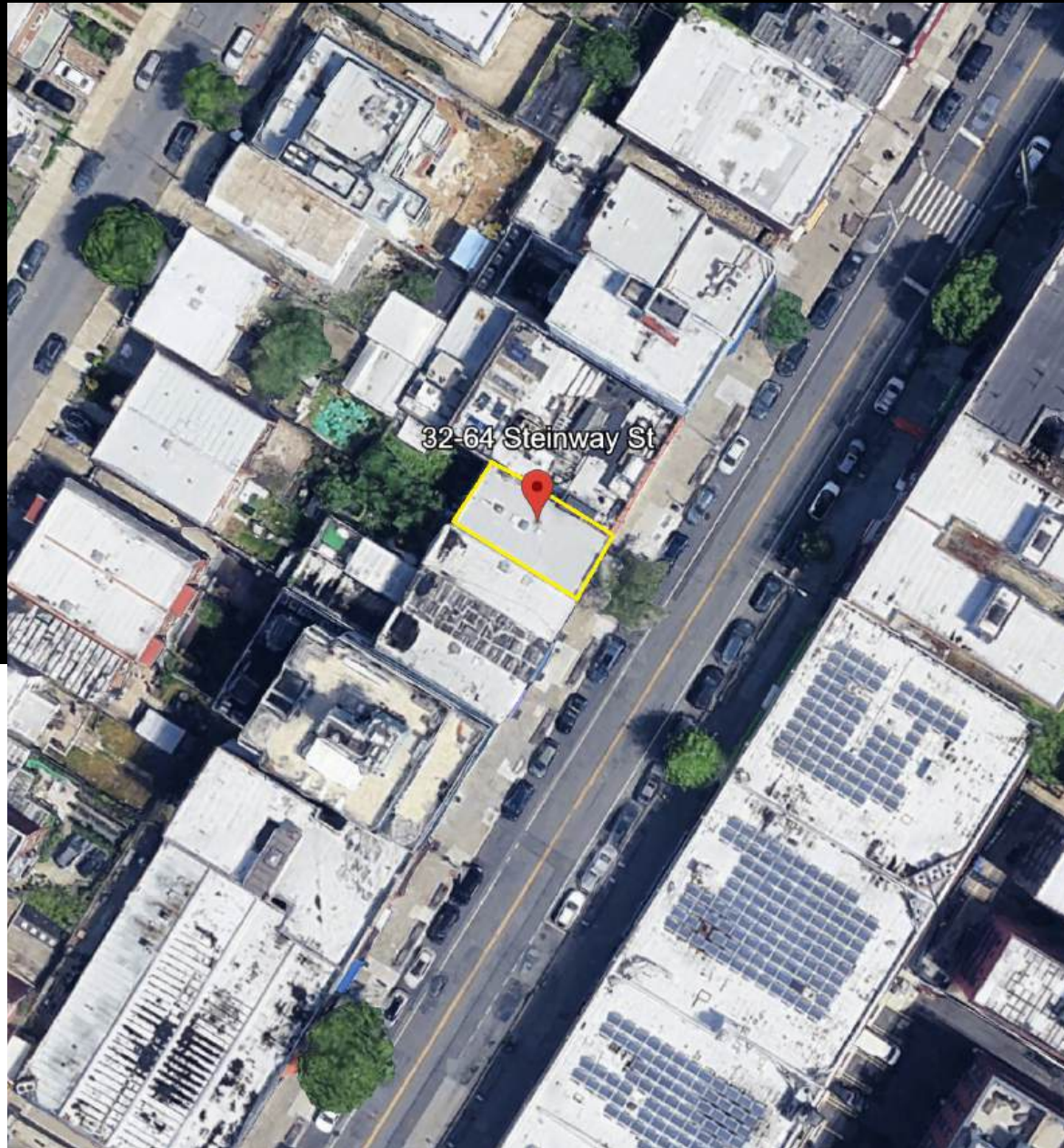


## Transit

<b>M</b>	<b>R</b>	at Steinway St	under 500 feet
<b>M</b>	<b>R</b>	at 46th St	0.33 miles
<b>N</b>	<b>W</b>	at Broadway	0.39 miles
<b>N</b>	<b>W</b>	at 36th Av	0.48 miles
<b>M</b>	<b>R</b>	at 36th St	0.52 miles







### **Nick Dionisiou**

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