

3076 33rd St

3076 33rd St, Astoria, NY 11102



Presented by
IK REALTY TEAM - Realty Executives Today



Price: \$2,349,000

3076 33rd St

3076 33rd St, Astoria, NY 11102



This exceptional 7-unit apartment building is situated just half a block from vibrant 30th Avenue and only two blocks from the 30th Avenue train station. Located in the heart of Astoria, this prime spot offers convenient access to an array of shopping, dining, and entertainment options. Building Income: The property currently generates \$15,990 in monthly rental income, with five units rent-stabilized and two free market. Four units are currently occupied, averaging \$1,672 per unit. There are three vacant units FREE MARKET, which can potentially be rented for \$31,00 each (Current Market rent for four room two Bedrooms are between \$33,00 to \$37,00. Once all units are leased, the total monthly income will reach \$15,990, resulting in a gross annual income of \$191,880.000. With estimated expenses at approximately 30%, the property offers a cap rate of around 6%, presenting a strong investment opportunity. Spacious and Renovated Units: Each apartment offers around 925 square feet of living space, featuring two spacious bedrooms, a large living room, a generously sized kitchen, and a full bathroom. Ample closet space is provided in every unit for added convenience. Six of the units have been tastefully renovated with modern upgrades, while the remaining unit is well-maintained and currently occupied. Three of the units are vacant



Imran Khan

info@ikrealtyteam.com

(917) 545-9797

IK REALTY TEAM - Realty Executives Today

32-56 Steinway St
Astoria, NY 11103



and ready for new tenants, presenting a great opportunity for future owners. Building Features: The building is equipped with a gas boiler and a private water heater, ensuring reliable and efficient utilities. The roof is in excellent condition, providing long-term peace of mind. Don't miss out on this rare opportunity to invest in a prime Astoria location with spacious, well-maintained units and strong rental potential.

Mixed Rental Structure: 5 rent-stabilized units and 2 free market units; 3 vacant units, with potential rents of \$2,800 each

Strong Rental Income: Currently generating \$14,500 per month with potential to reach \$174,000 in gross annual income once fully leased.

Renovated Units: Six of the seven units have been tastefully upgraded with modern finishes.

Spacious Apartments: Each unit is approximately 925 sq. ft., featuring 2 large bedrooms, a spacious living room, a full kitchen, and ample closet space

Investment Potential: Cap rate of approximately 6% with estimated expenses at 30%.

Vacant Units Ready to Lease: Three vacant units, ideal for new tenants or immediate rental income.

3076 33rd St

3076 33rd St, Astoria, NY 11102

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



07_3076-33rd-St_Living-Room_Web



11_3076-33rd-St_Kitchen_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



08_3076-33rd-St_Living-Room_Web



21_3076-33rd-St_Bedroom_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



22_3076-33rd-St_Bedroom_Web



26_3076-33rd-St_Bathroom_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



40_3076-33rd-St_Location-4_Web (1)



39_3076-33rd-St_Location-3_Web (1)

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



25_3076-33rd-St_Bedroom_Web (1)



13_3076-33rd-St_Kitchen_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



27_3076-33rd-St_Bathroom_Web



41_3076-33rd-St_Location-5_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



08_2177-33rd-Street_Bedroom_Web



42_3076-33rd-St_Location-6_Web (2)

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



29_3076-33rd-St_Bathroom_Web



43_3076-33rd-St_Location-7_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



31_3076-33rd-St_Basement_Web



33_3076-33rd-St_Basement_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



34_3076-33rd-St_Basement_Web



36_3076-33rd-St_Rear-View_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



37_3076-33rd-St_Back-Yard_Web



38_3076-33rd-St_Location-1_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Property Photos



44_3076-33rd-St_Location-8_Web



46_3076-33rd-St_Location-11_Web

3076 33rd St

3076 33rd St, Astoria, NY 11102

Location

