

# FOR SALE

25-54 37th Street, Astoria, NY 11103



CARMELA  
HOMES



3 Family

Asking Price: \$2,788,888

## OFFICE CONTACT



**718.932.3800**



[office@carmelahomes.com](mailto:office@carmelahomes.com)



[www.carmelahomes.com](http://www.carmelahomes.com)

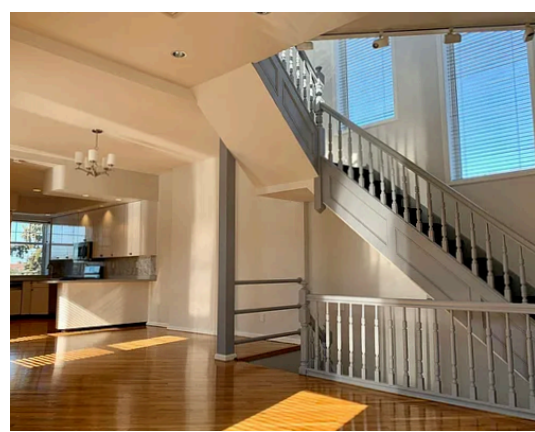
# CARMELA HOMES

Find your ideal home with Carmela Homes – your trusted choice for buying, renting, or selling.  
*We're flexible to your schedule.*

## FOR SALE

25-54 37th Street, Astoria, NY 11103

**Excellent, Detached, 3-Family Brick Townhouse**  
**- Owner Financing Available -**



25-54 37th Street,  
Astoria, NY 11103

**Asking Price: \$2,788,888**

### NEW ADDITIONS

- Sewer lines replaced (2024)
- Torched rubber roof (2019)
- Rooftop terrace (2019)
- Front & rear windows (2023)
- Rear retainer wall (2023)
- Gas boiler (2024)
- Hot water tank (2024)

### FEATURES

- Each unit with separate electric panel
- Washer/Dryer hookups present on each floor



**7 Beds  
5 Baths**



**20 x 55  
Building Size**



**25 x 100  
Lot Size**



**\$13,775  
Taxes**



**R6B  
Zoning**

**First Floor:** Renovated, 2-bedroom, 1.5 bath unit with access to a private backyard

**Second Floor:** 2-bedroom, 1.5 bath unit (with washer/dryer hookup in 1/2 bath).

**Third Floor:** Duplex Unit with two bedrooms located on the first floor. An open staircase leads to the second tier, a spacious loft style room, complete with a finished roof top terrace with breathtaking views of Astoria and Manhattan's skyline.

**Basement:** Fully finished basement, subdivided, to create two separate recreational spaces, both with private entrances. Basement has high ceilings (floor lowered 9" in 2024)

**Outdoors:** Elevated backyard space, finished roof top terrace

**CARMELA VLACICH**

REAL ESTATE ASSOCIATE

917.882.4238

carmela@carmelahomes.com



**DANIELA VLACICH**

REAL ESTATE ASSOCIATE

347.539.6044

daniela@carmelahomes.com

