27-05 41ST AVE, LONG ISLAND CITY, NY 11101

FOR SALE | PREMIER MIXED-USE ASSET WITH TAX ABATEMENTS IN HEART OF LIC

ASKING PRICE: $30,000,000

PROPERTY INFORMATION

East Coast New York proudly presents 27-05 41st Avenue, mixed-use asset in the heart of Long Island City. This 2015-built property offers a rare blend of stabilized income and neighborhood prestige.

- ***Exceptional Tax Savings:*** Benefit from a 15-year 421-A tax abatement on residential/parking and a 25-year ICAP abatement for retail.
- ***Rapid Transit Access:*** Located just 10 minutes from Midtown Manhattan with immediate access to 7, N, W, E, M, and R subway lines.
- ***Prime Corner Position:*** Situated at the intersection of 41st Avenue and 27th Street, centrally located between the vibrant dining and nightlife hubs of Astoria and LIC.
- ***In-Demand Parking:*** Includes 22 underground garage spaces, a highly sought-after amenity in this high-density market.

The building comprises 23,885 SF of residential living space and 7,226 SF of prime street-level retail. This asset represents a unique opportunity to own a modern, well-maintained development in one of New York City's fastest-growing corridors.

Lot Dimensions	100.1' × 100.1'
Lot SF	10,020 SF (approx.)
Current Zoning	M1-2 / R6A (LIC)
Gross Building SF	41,342 SF (approx.)
Stories	6
Building Height	59'
Total Units	36 Residential Units + 5 Storefronts
Parking	22 Underground Spaces (approx. 8,704 SF)

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TONY HACK 917-670-2483 thack917@gmail.com

INCOME

Unit	Type	SF	Lease Exp	$/Mo	$/Yr
Com-1	Com	1,961	5/31/2030	$3,473.00	$42,917.00
Com-2	Com	2,006	12/31/2026	$3,210.00	$41,125.00
Com-3	Com	1,160	7/14/2028	$3,473.00	$43,299.00
Com-4	Com	1,084	4/30/2028	$3,296.00	$41,107.00
Com-5	Com	1,015	3/14/2029	$3,501.00	$42,773.00
2A	Res	642	7/31/2027	$3,100.00	$37,200.00
2B	Res	600	6/14/2027	$3,200.00	$38,400.00
2C	Res	690	5/31/2027	$3,400.00	$40,800.00
2D	Res	644	4/14/2027	$4,200.00	$50,400.00
2E	Res	752	8/31/2026	$4,500.00	$54,000.00
2F	Res	575	9/8/2027	$3,700.00	$44,400.00
2G	Res	627	8/31/2027	$4,300.00	$51,600.00
2H	Res	465	4/24/2027	$2,800.00	$33,600.00
2I	Res	735	7/31/2027	$3,100.00	$37,200.00
2J	Res	609	5/22/2027	$3,000.00	$36,000.00
3A	Res	493	5/14/2027	$3,400.00	$40,800.00
3B	Res	522	10/31/2026	$3,066.00	$36,792.00
3C	Res	711	9/30/2026	$4,300.00	$51,600.00
3D	Res	665	6/8/2027	$4,300.00	$51,600.00
3E	Res	794	4/19/2027	$4,650.00	$55,800.00
3F	Res	596	9/14/2026	$3,820.00	$45,840.00
3G	Res	662	6/16/2027	$4,300.00	$51,600.00
3H	Res	486	2/28/2027	$3,200.00	$38,400.00
3I	Res	561	4/14/2027	$3,250.00	$39,000.00
3J	Res	518	6/20/2027	$3,200.00	$38,400.00

Unit	Type	SF	Lease Exp	$/Mo	$/Yr
4A	Res	493	7/31/2027	$3,300.00	$39,600.00
4C	Res	711	5/31/2027	$4,350.00	$52,200.00
4D	Res	665	7/24/2027	$4,390.00	$52,680.00
4E	Res	794	9/30/2026	$4,680.00	$56,160.00
4G	Res	1,199	10/31/2026	$4,100.00	$49,200.00
4H	Res	1,052	2/14/2027	$4,300.00	$51,600.00
5A	Res	493	4/30/2027	$3,100.00	$37,200.00
5C	Res	711	8/31/2027	$4,500.00	$54,000.00
5H	Res	731	9/19/2026	$4,200.00	$50,400.00
6B	Res	522	6/30/2027	$3,000.00	$36,000.00
6C	Res	711	6/14/2027	$4,480.00	$53,760.00
6D	Res	665	7/31/2027	$4,200.00	$50,400.00
6E	Res	794	7/31/2027	$4,500.00	$54,000.00
6F	Res	596	7/31/2027	$3,885.00	$46,620.00
6G	Res	670	8/31/2027	$4,500.00	$54,000.00
6H	Res	731	3/19/2027	$4,100.00	$49,200.00
Parking	–	8,704	MTM	$5,800.00	$69,600.00
Laundry	–		–		$20,900.00

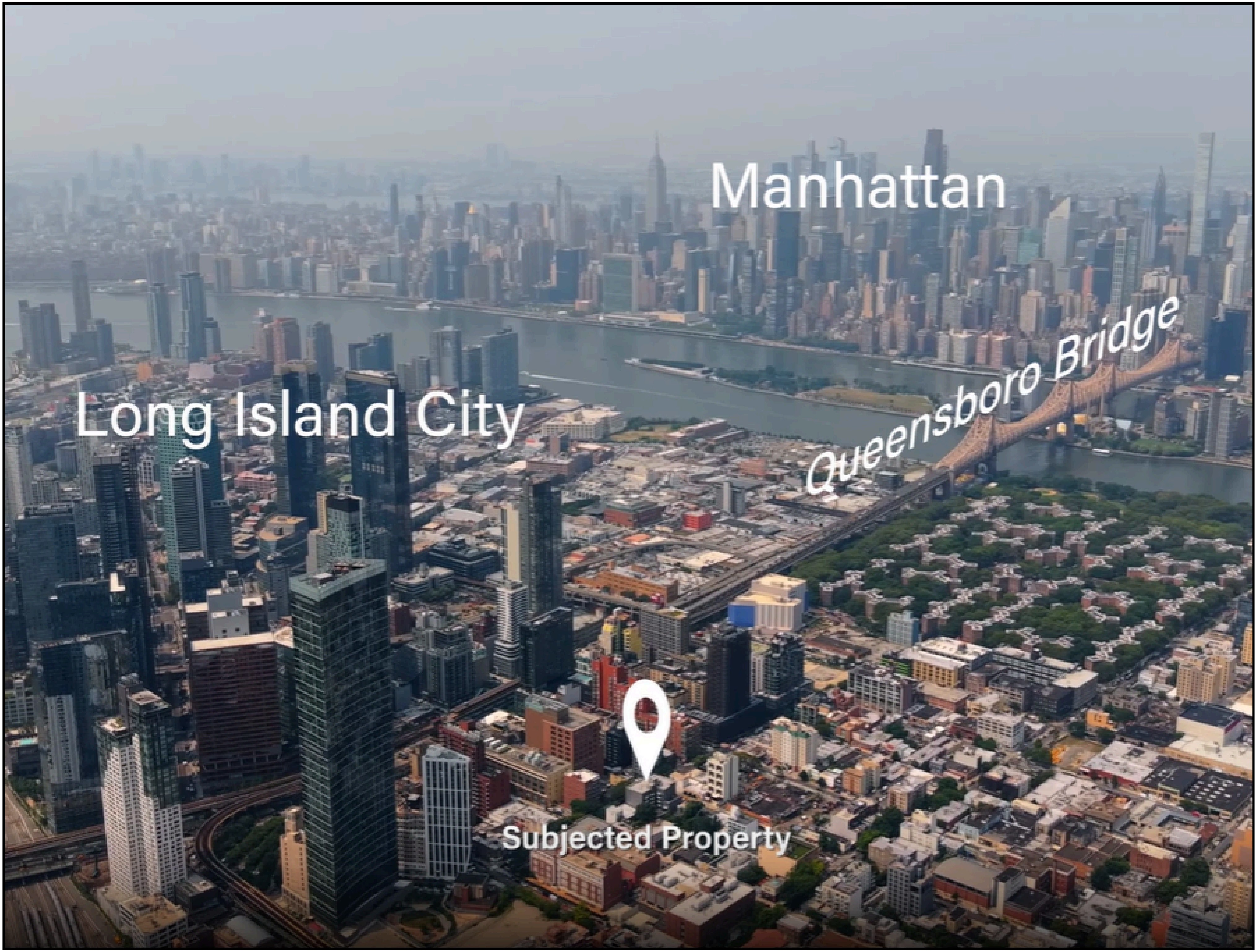
	Sqft		Monthly	Annual
TOTAL	**$39,815**		**$161,124**	**$1,962,173**

EXPENSES

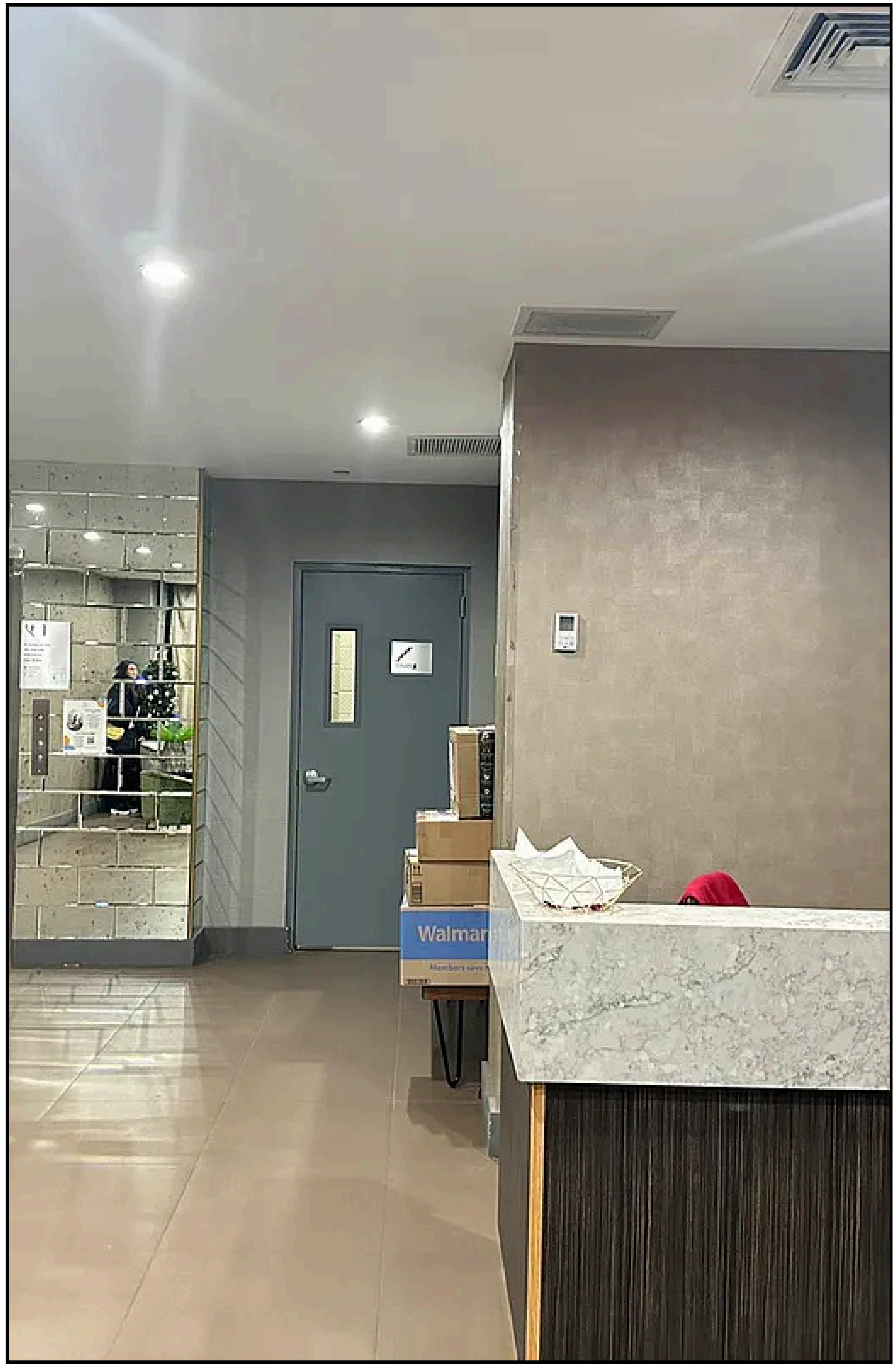
Expense Category	Yearly ($)
Common Charges	$265,074.00
Property Taxes	$132,324.65
Total Expenses	**$397,399.11**

NOI

Metric	Yearly ($)
Gross Rental Income	$1,962,173.00
Total Expenses	$397,399.11
Net Operating Income (NOI)	**$1,564,773.50**


Manhattan
Long Island City
Queensboro Bridge
Subjected Property


Wellness Within
27-05


Walmart

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