

# 34-14 33rd Street

Astoria NY 11106

**TZM** Presented By:  
TZM Realty Properties





## 34-14 33rd St

\$1,400,000

This multifamily property boasts six generously sized two-bedroom apartments, offering steady and reliable rental income in a prime location. Situated in the heart of Astoria, this property is conveniently located near a variety of dining, shopping, and cultural attractions, with excellent access to public MTA transportation ensuring a quick train ride to New York City, ensuring high tenant demand and long-term value. Each apartment features well-maintained interiors, providing a comfortable living environment for tenants, while the building itself offers potential for future value appreciation.

This is a remarkable opportunity for investors seeking a stable, income-generating property in a neighborhood known for its dynamic growth and strong community ties. Don't miss your chance to own a piece of Astoria!

For more information or to schedule a viewing, contact us today!



Price: \$1,400,000

No. Units: 6

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Low Rise

Building Class: C

Sale Type: Investment

Cap Rate: 5.33%

Lot Size: 2,375 SF

Gross Building Area: 2,500 SF

No. Stories: 3

Year Built: 1923

Parking Ratio: 0/1,000 SF

Zoning Description: R5

APN / Parcel ID: 00609-0034

# PRICING AND FINANCIAL ANALYSIS | 34-14 33rd Street



## RENT ROLL

Unit	Unit Type	Legal Status	Lease End	SF	Current Rent	Security Deposit	Yearly Rent/SF
1F	2BR	RS	1/31/25	715	\$1,574.60	\$1,451.30	\$25.66
1R	2BR	RS	9/30/25	700	\$1,343.15	\$1,308.32	\$23.03
2F	2BR	RS	11/30/25	715	\$1,785.38		\$29.96
2R	2BR	RS	7/31/25	700	\$1,893.27	\$1,838.13	\$31.51
3F	2BR	RS	3/31/25	715	\$823.18	\$777.82	\$13.41
3R	2BR	RS	6/31/25	750	\$1,647.41	\$1,696.83	\$26.36

**Monthly Rent: \$9,066.99**

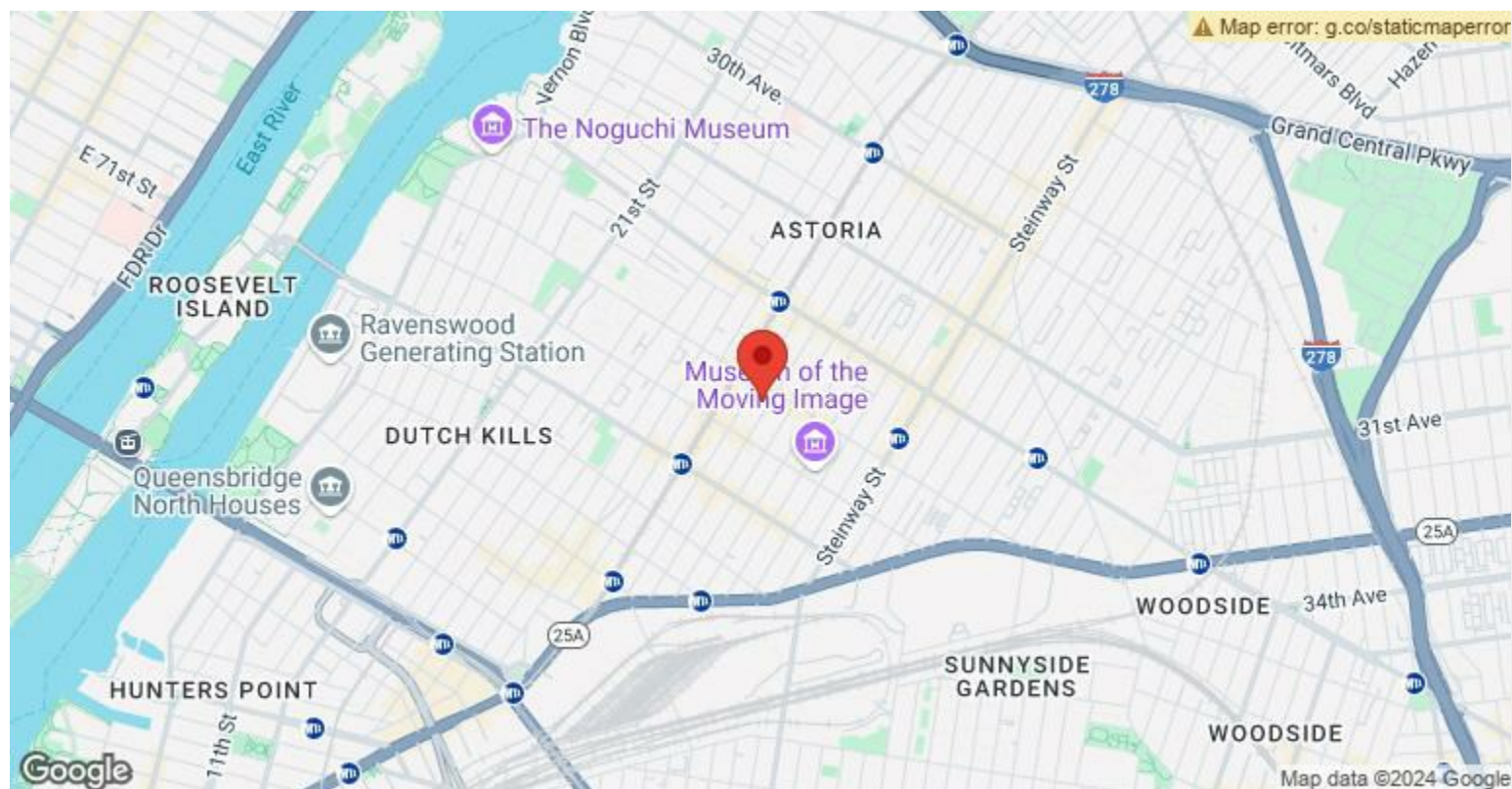
**Annual Rent: \$108,803.88**

## PRICING AND FINANCIAL ANALYSIS | 34-14 33rd Street



### OPERATING DATA

Income		Current
Gross Rent	\$	108,803
Effective Gross Income		\$ 108,803
Expenses		Current
Real Estate Taxes	\$	15,192
Insurance	\$	2,689
Water & Sewer	\$	3,054
Utilities	\$	7,349
Management Fee	\$	5,885
Total Expenses		\$ 34,169
Net Operating Income	\$	74,634



**3414 33rd St, Astoria, NY 11106**

## Property Photos



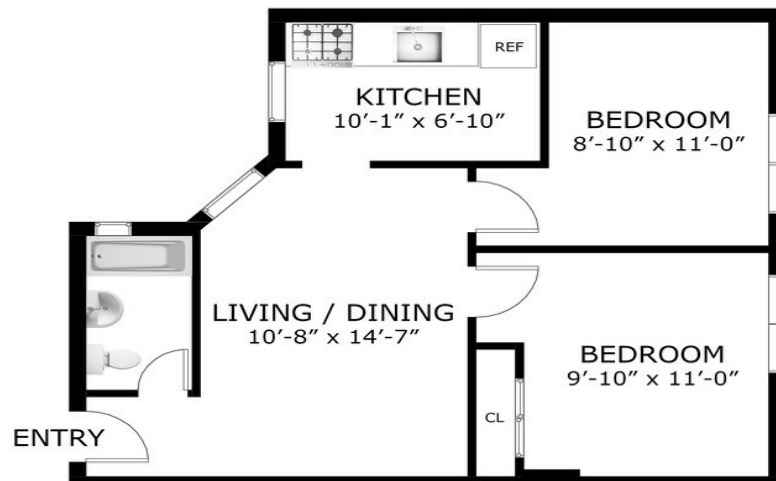
## Property Photos



## Property Photos



Apt 3F



34-14 33rd Street, Astoria, NY  
Residential 6 Family

## Property Photos



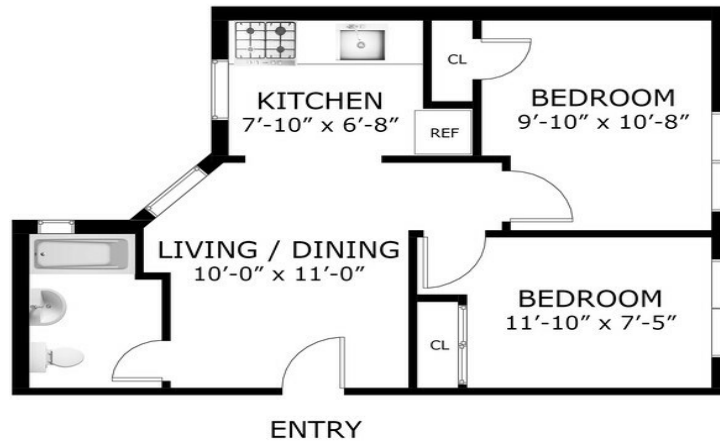
## Property Photos



## Property Photos



Apt 1F



34-14 33rd Street, Astoria, NY  
Residential 6 Family

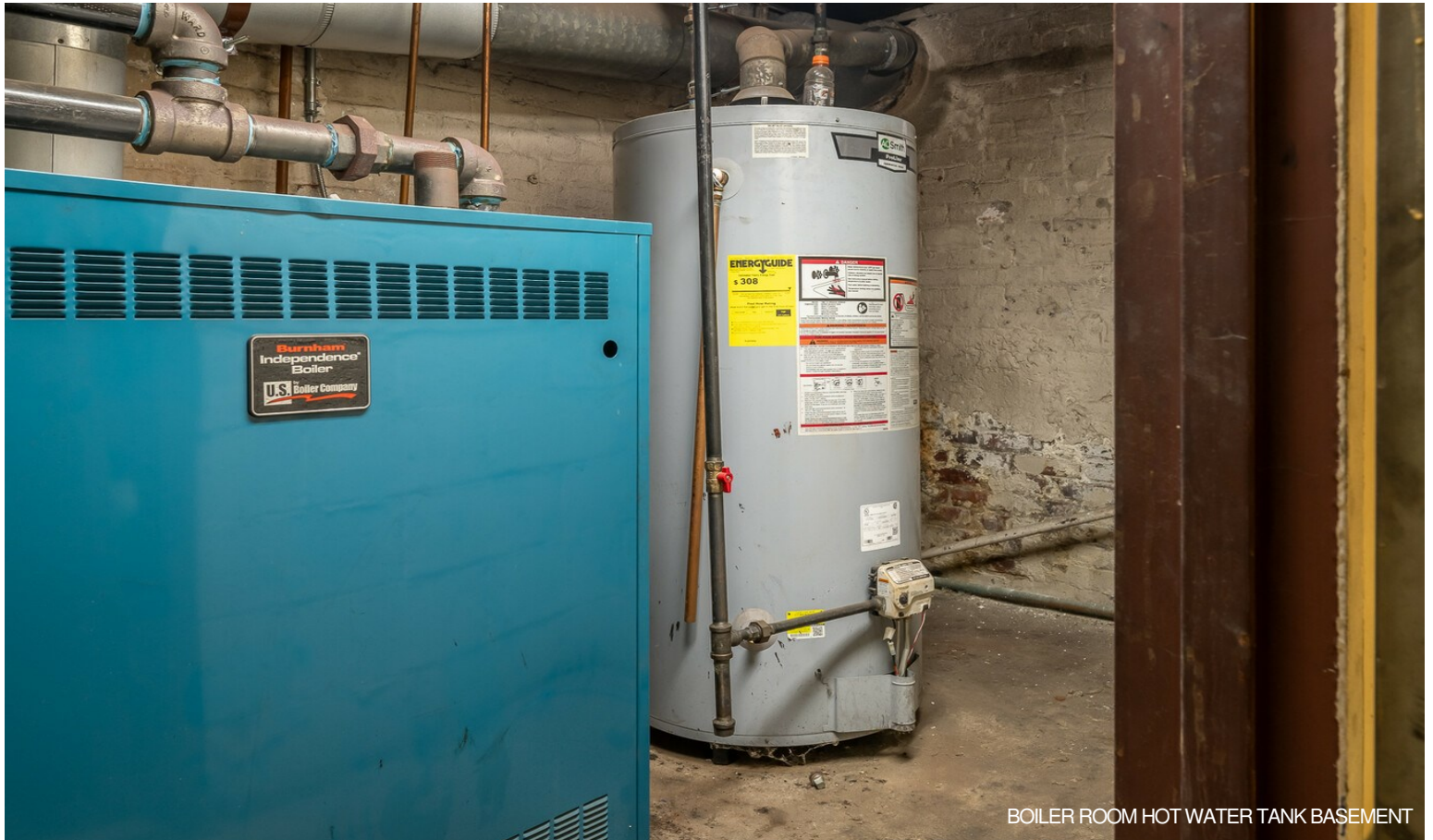
## Property Photos



## Property Photos

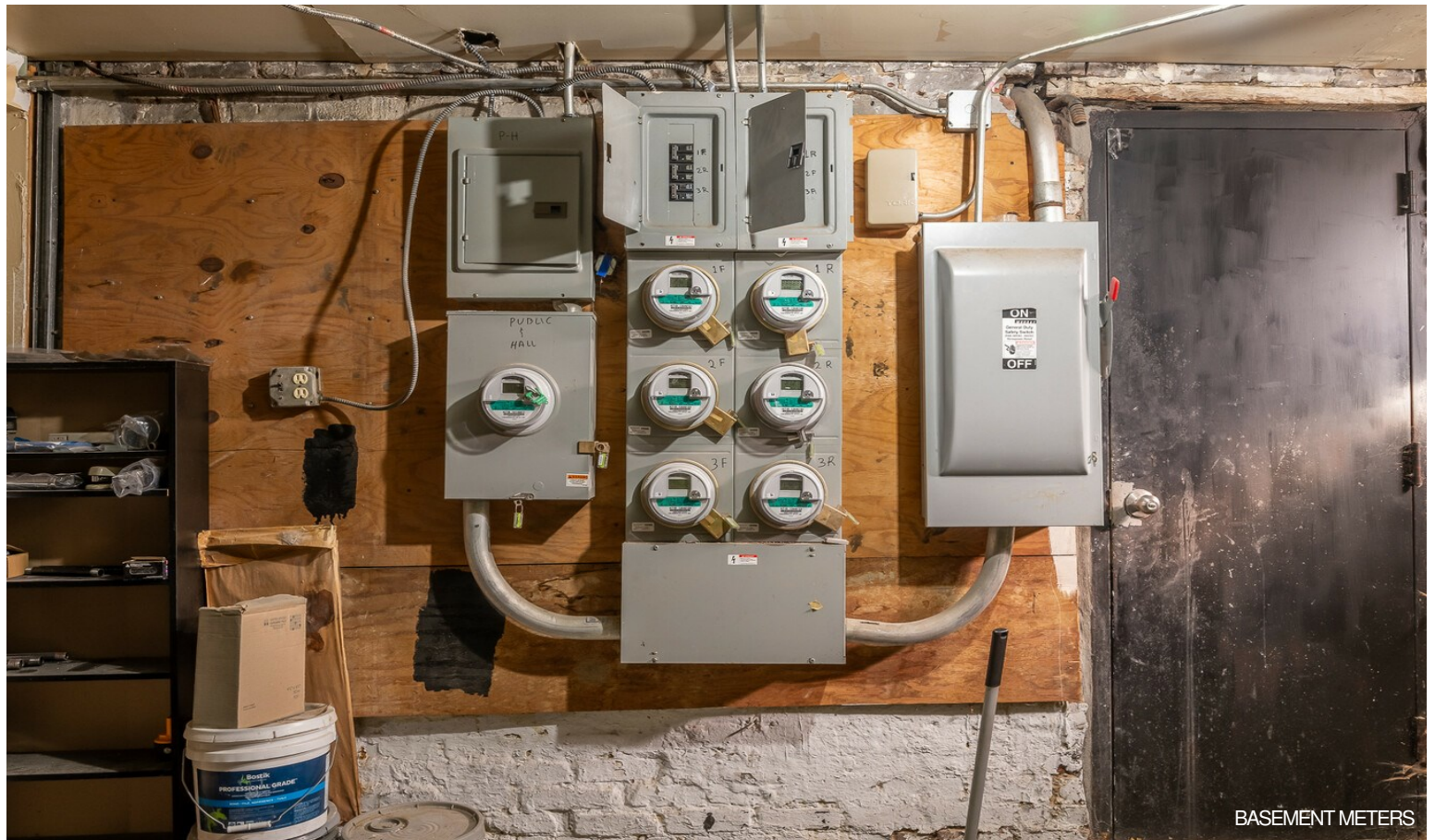


ROOF 2



BOILER ROOM HOT WATER TANK BASEMENT

## Property Photos



## A photograph of a cluttered basement. In the foreground, there are two large grey plastic tubs and a red armchair. The background shows a brick wall with several gas meters and pipes. The floor is concrete and covered with various items like bags, boxes, and tools. The ceiling has exposed pipes and a light fixture. The word "BASEMENT" is written in the bottom right corner.



# 34-14 33rd St

Astoria, NY 11106



**Anthony Zachariadis**

[tony@tzmrealty.com](mailto:tony@tzmrealty.com)

O: (212) 750-2209

C: (516) 528-4037

**TZM Realty Properties**

346 E 59th St  
New York, NY 10022



**Zach Zachariadis**

[zach@tzmrealty.com](mailto:zach@tzmrealty.com)

O: (212) 750-2209

C: (516) 967-4276

**TZM Realty Properties**

346 E 59th St  
New York, NY 10022