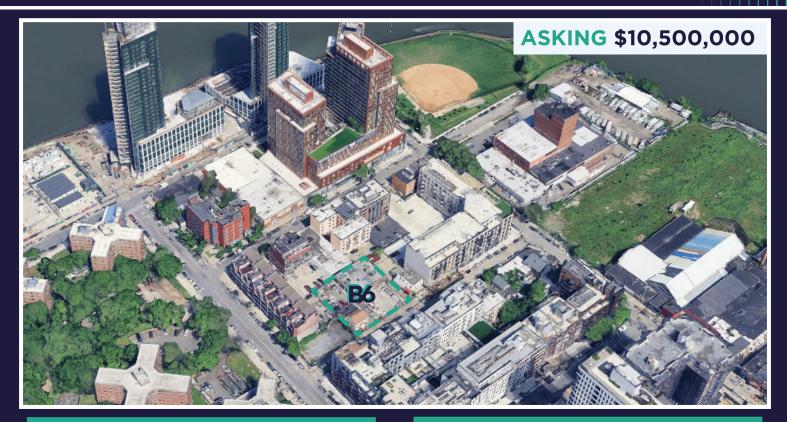


B6 26-34, 26-38 3rd Street Astoria, NY 11102



Executive Summary

- 15,543 Square Foot Lot offering up to 74,000 ZFA.
- 60,000+ Residential ZFA with new **UAP Bonus.**
- Prime Development Opportunity with Stunning East River Views.
- Next to Transformative Waterfront **Developments like Halletts Point (2.4m** SF) and Astoria Cove (1.76m SF).

Property Information

■ Block / Lot: 914 / 30, 33

■ Lot Size: 15,543 SF

■ Lot Dimensions: 125' x 125'

■ Zoning: R6

■ Un-bonused Residential FAR: 2.20

34,195 ZFA

■ UAP Bonused FAR: 3.90

■ 60,618 ZFA

■ Community Facility FAR: 4.80

■ 74,606 ZFA

■ Property Taxes (25/26): \$29,195

For more information or if you would like a Broker's Opinion of Value for your Property, please contact:

JOHN KOUTSOS Director jkoutsos@b6realestate.com