

HELMSLEY SPEAR

Established 1866
BROKER

FOR SALE



DEVELOPMENT
SITE

**23-01, 23-05 Steinway Street
Astoria, NY 11105**

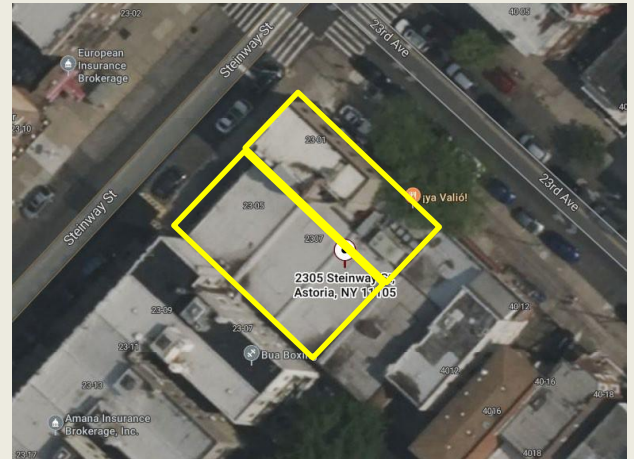
EXECUTIVE SUMMARY

Unlock the potential of 23-01, 23-05 Steinway Street located in the heart of Astoria.

This 7,500 sq. ft. lot consists of 23-01 Steinway Street, 2,500 SF (25 X 100 ft), a three-story building with a restaurant on the ground floor and residential tenants on the second and third floors, all of which can be delivered vacant.

23-05 Steinway Street, 5,000 SF (50 X 100 ft) is a one-story automobile repair facility and can be delivered vacant. Both lots are within the R5D zone allowing a favorable floor area ratio (FAR). The site offers a unique opportunity to develop a mixed-use buildable area of up to 39,227 sq. ft. under as of right allowances.

This property is ideally suited for residential and retail development providing flexibility for investors or developers seeking to capitalize on the thriving Astoria market. Steps from the Q 101 Bus Stop and is a short walk to the 31st Street Astoria Ditmars N/W stop, this corner development site ensures convenience and connectivity, enhancing the value of future development. Don't miss your chance to bring your vision of life to one of New York City's most sought-after neighborhoods.



PROPERTY HIGHLIGHTS



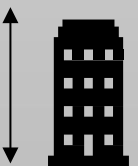
UNMATCHED CORNER LOCATION

In the heart of Astoria



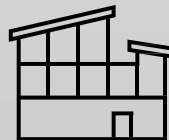
ACCESS TO

LIRR/N, W subway lines,
LaGuardia Airport



AIR RIGHTS

Max Overall ZFA 27,000 SF
Total Gross 39,227 SF



PROPERTY TYPE

23-01 Steinway Street:
Ground Floor Retail
Second & Third Floor
Residential

23-05 Steinway Street:
Auto Repair/Auto Body

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PROPERTY OVERVIEW

23-01 Steinway Street & 23-05 Steinway Street

PROPERTY INFORMATION

Located at the corner of Steinway Street & 23rd Avenue

Block - 793

Lot 73, 75

BUILDING INFORMATION

23-01: Building dimension - 25 X 100 ft.

Building Sq. Ft. – 6,159

Stories – 3

Building Class – K4 – Retail with other uses

TAXES

NYC Taxes – 2025: \$20,651.47 (both)

NYC Tax Class – 4 (both)

LOT INFORMATION

Lot Size – 75 x 100 ft.

Lot Sq. Ft. 7,500

BUILDING INFORMATION

23-05: Building dimension - 50 X 100 ft.

Building Sq. Ft. – 5,000

Stories – 1

Building Class – G2 – Auto Repair;
Auto body

ZONING INFORMATION

23-01 - R5D / 23-05 - R5D

Commercial FAR – 2.00 (both)

Residential FAR – 3.60 (both)

Community Facility – 3.00

BUILDABLE SQ. FOOTAGES

Residential – 27,308 sq. ft.

Commercial – 2,792 sq. ft.

Mechanical – 2,298 sq. ft.

Parking – 9,052 sq. ft.

DEMOGRAPHIC OVERVIEW

23-01 Steinway Street & 23-05 Steinway Street

MOST RECENT POPULATION

3,021,402

AVG. HOUSEHOLD

2.3 People

Median Household Income

\$105,557

5
Miles

MOST RECENT POPULATION

342,787

AVG. HOUSEHOLD

2.4 People

Median Household Income

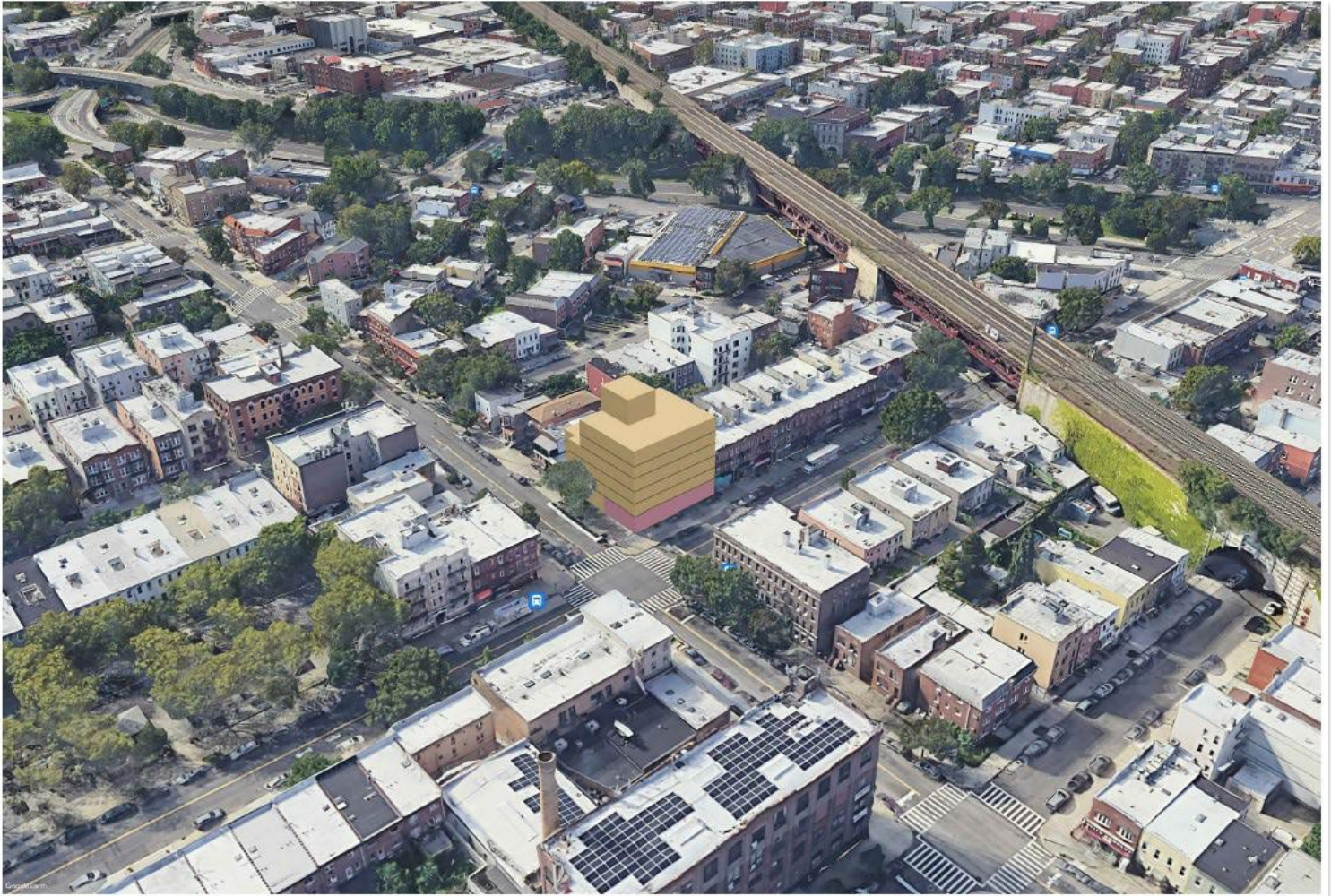
\$99,421

2
Miles

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RENDERING



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ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING
FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. ALL MASSING IS
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DEPARTMENT OF BUILDINGS. NOT RESPONSIBLE FOR MATTERS OF TITLE.

23-01, 23-05 STEINWAY STREET
PRELIMINARY STUDY

VERSION 1

3/1/2023
21P28
Z6

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