



**LANDAIR
PROPERTY
ADVISORS**

**Development Site
Shovel Ready w/ Approved Plans
6 Unit – 5,000 Sq. Ft.**

14-47 29th Avenue, Astoria, NY 11102

Presented by:

Alexandre Goulet

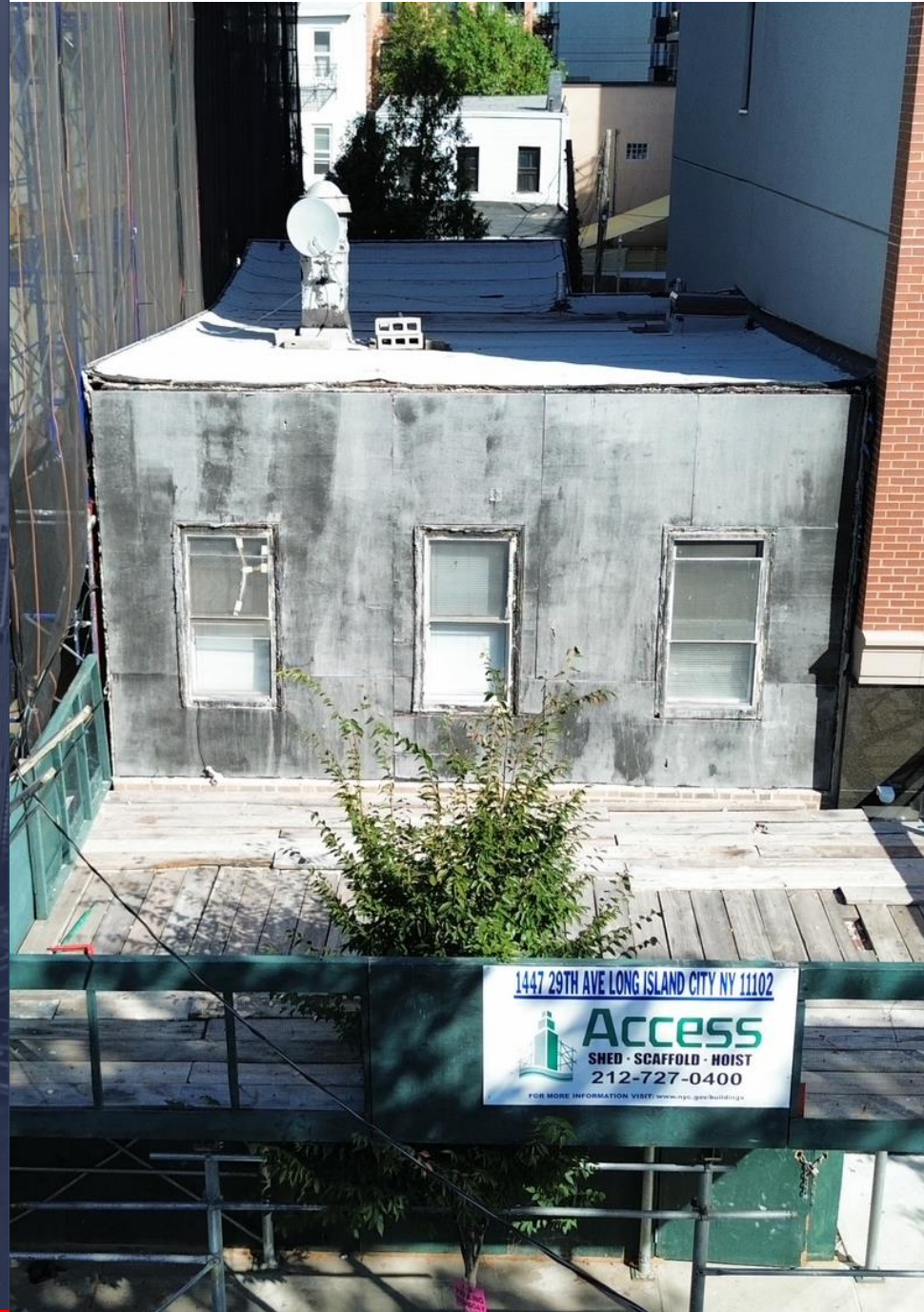
Anand Melwani

Ag@landairnyc.com | (212) 920-7658

AM@landairnyc.com | (516) 658-1222

Partner

Partner



1447 29TH AVE LONG ISLAND CITY NY 11102
Access
SHED · SCAFFOLD · HOIST
212-727-0400
FOR MORE INFORMATION VISIT: www.access-building.com

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Development opportunity in Astoria, NY. This 2,500 square foot lot, located at 14-47 29th Ave, offers a prime development site in a highly desirable area. The lot dimensions are 25' x 100', and the property is zoned R6B, allowing for the construction of a 5,000 square foot residential building.

Zoning offers the opportunity to waive parking requirements. The property is located just 0.5 miles from the 30th Ave subway stop, providing access to the N /W trains for a quick 20-minute commute to Manhattan. This site is well-positioned in an area with strong demand for rental units and condominiums, with limited supply in the market. **The property will be delivered vacant, demolished, and shovel-ready with approved plans in place.**

PROPERTY HIGHLIGHTS

- 2,500 sq. ft. development site with 25' x 100' lot dimensions.
- Zoned R6B, allowing for 5,000 sq. ft. residential building and parking waiver opportunity.
- Delivered vacant, demolished, and shovel-ready with approved plans.
- Located in a strong rental and condo market with high demand and limited supply.



OFFERING SUMMARY

Sale Price:	\$1,575,000
Lot Size:	2,500
Zoning District	R6B
Residential BSF:	5,000
Price Per Buildable S.F.	\$315
Corner/Midblock:	Midblock
Street Frontage:	25.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	14-47 29th Avenue
Area	Astoria
Block/Lot	538/1
Lot Dimensions	25x100
Lot Sq. Ft.	2,500

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	1,348
Total Units	2

NYC FINANCIAL INFORMATION

Assessed Value	\$29,237.00
Tax Rate	20.0850%
Gross Taxes	\$5,872.28

ZONING INFORMATION

Zoning District	R6B
Base Floor Area Ratio (FAR)	2
Residential Buildable Sq. Ft.	5,000
Inclusionary FAR	-
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	5,000



SITE PHOTOS



ADVISORY TEAM



Alexandre Goulet
Partner
Ag@landairnyc.com
(212) 920-7658



Anand Melwani
Partner
AM@landairnyc.com
(516) 658-1222

