

# 33-10 Astoria Blvd Astoria, NY 11103

**BLUE** ESTATE  
**REAL BRICK**



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# HIGHLIGHTS

- Prime Astoria development site located just one block from the N/W Astoria Blvd subway station, offering convenient access to Manhattan
- Lot measuring approximately 207' x 97' (survey available), providing a substantial development footprint
- Opportunity to build approximately 96,991 buildable square feet (consult with your architect)
- Upper floors offer sweeping Manhattan skyline views once developed
- Located in a thriving section of Astoria known for strong residential demand, vibrant dining, and neighborhood amenities
- Ideal for a large-scale mixed-use or residential development in one of Queens' most active investment markets
- Located along Astoria Boulevard, a major corridor with strong connectivity to Manhattan, LaGuardia Airport, and the Grand Central Parkway

# DEVELOPMENT SUMMARY

Property Address **33-10 Astoria Blvd**

Property Type **Development Site**

Block / Lot **631 / 26**

Lot Dimensions **207' x 97'**

Zoning **C4-3 / R6 equiv.** \*As per 77-1: R6B boundary is within 25' ft of proposed R7X; therefore, r7X can be applied to entire zoning lot.

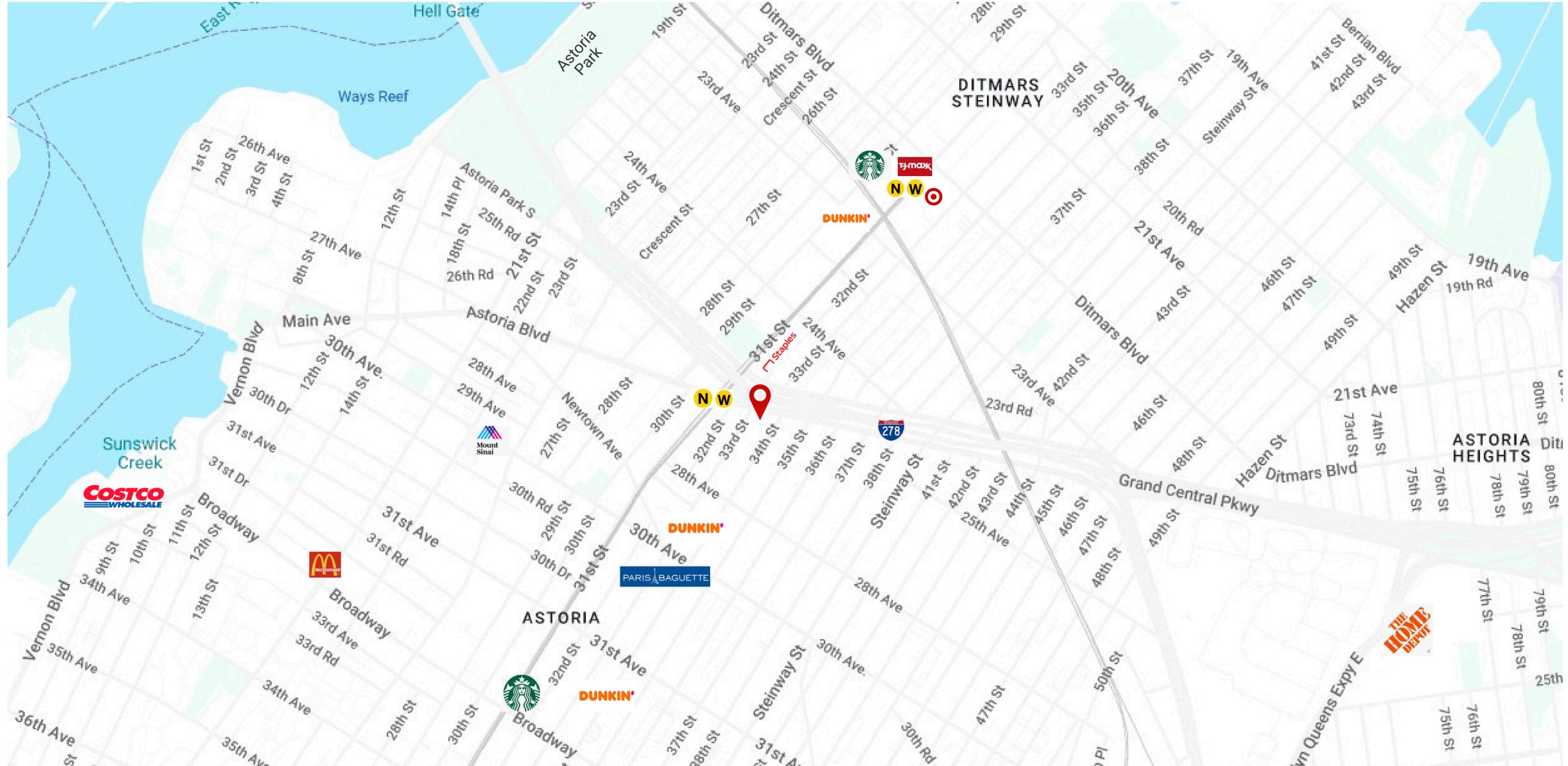
~ Buildable SF **96,991 BSF**

Total F.A.R **4.77**

Tax Class **4**

Property Tax **\$75,069**

# LOCATION



# PHOTOS



**FOR MORE INFORMATION  
PLEASE CONTACT EXCLUSIVE LISTING AGENTS**

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