

PRIME ASTORIA LOCATION 7 FAMILY TO BE VACANT ON TITLE

SALES - LEASING - APPRAISALS



Victor D. Weinberger

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917-806-7040



EXPERIENCE - KNOWLEDGE - DEDICATION

30 Years in Real Estate - Top 1% in USA

Over 1,200 Transactions Closed

RE/MAX HALL OF FAME

Re/Max Team: 71-15 Northern Blvd, Jackson Heights, NY, 11372
Direct: 718-533-4136 Office: 718-429-4400 eFax: 917-831-4774

25-11 34 St, Astoria NY, 11103
100 ft of Astoria Blvd/400 ft to 31 St subway

- * 23 x 100 Lot. Built 23 x 82
- * Seven 2 BR apartments 800+ SF each
- * Updated roof, electric, plumbing, windows
- * Can be converted to Condos with great return on your investment
- * Projected market rent \$200,000+ a year

Price: \$2.1 million

Building Video: <https://youtu.be/CaP3JHYWfKU> (Highlight Link and Right Click Open)



The information included in this marketing brochure was based on the information given and/or obtained from sources we deem reliable. Because Re/Max Team cannot guarantee this information, we suggest that the purchaser(s) do their own independent research pertaining to rent regulation and tenancy.

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PROPERTY OVERVIEW

Address

Primary address	25-11 34th St
Zip code	11103
Neighborhood	South Astoria
Borough	Queens
Block & lot	00632-0028



Tax class	2A
Property tax	\$17,457

Lot

Lot sqft	2,500
Lot dimensions	23.42 ft x 100 ft
Ground elevation	42 ft
Corner lot	No

Zoning

Zoning districts	R6B
Zoning map	

Building

Building class	Five to Six Families (C2)
Square feet	5,650
Building dimensions	23 ft x 82 ft
Buildings on lot	1
Stories	3
Roof height	36 ft
Year built	1923

Structure type	Walk-up apartment
Construction type	Iron
Grade	C
Exterior wall	None
Exterior condition	None

Use

Residential units (DOF)	6
Note: HPD and DOF disagree on the number of residential units.	

Residential sqft	5,650
Average residential unit size	942

Floor Area Ratio (FAR)

Residential FAR	2
Facility FAR	2
FAR as built	2.26
Allowed usable floor area	5,000
Usable floor area as built	5,650
Unused FAR	-650

Note: We have 7 Gas Meters and 8 Electric meters. As per owner, bsmt is a legal apartment.

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PROJECTED INCOME (ALL FREE MARKET RENTS)

APT#	# BR	Size:	Projected Monthly Rent	Yearly Rent
Apt: 1F	2	800 SF	\$2,700	\$32,400
Apt: 1R	2	900 SF	\$2,700	\$32,400
Apt: 2F	2	900 SF	\$2,700	\$32,400
Apt: 2R	2	900 SF	\$2,700	\$32,400
Apt: 3F	2	900 SF	\$2,700	\$32,400
Apt: 3R	2	900 SF	\$2,700	\$32,400
Apt: Bsmt	2	700 SF	\$2,500	\$30,000
			\$18,700	\$224,400

Expenses:

RE: Tax	\$17,457
Heating:	\$ 8,500
Water/Sewer	\$ 6,800
Insurance:	\$ 6,500
Electric:	\$ 1,200
Maintenance	\$ 3,500

TOTAL EXPENSES: \$43,957

PROJECTED NET OPERATING INCOME AT ASTORIA MARKET RENTS: \$180,443

Re-sale as condo units: **6 Apartments x \$700,000 per unit = \$4,200,000 sell out, without bsmt apt!**

Property Price: \$2.1 Million

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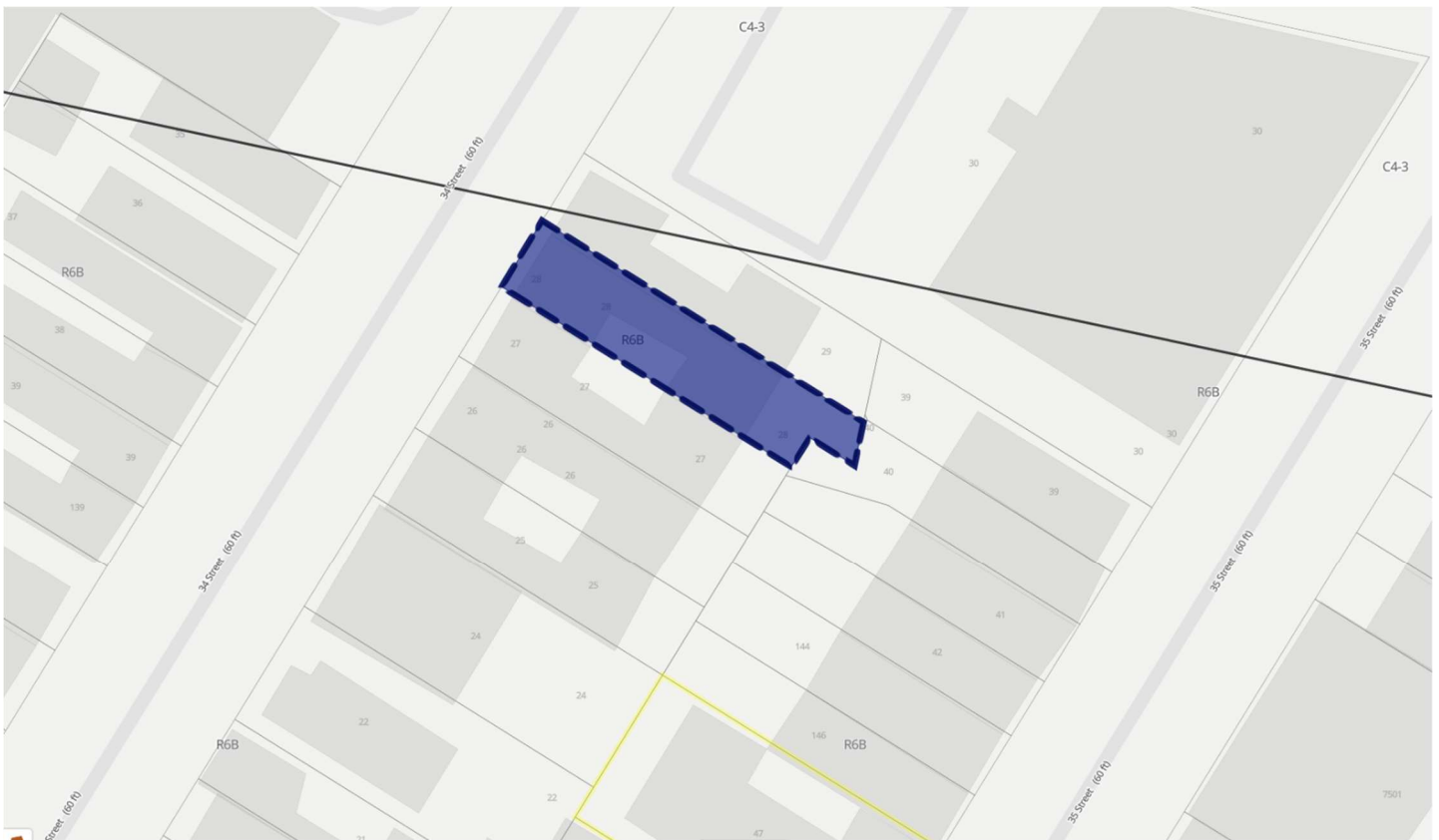
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ZONING AND BUILDING OUTLINE



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Tax map



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West to East Aerial View



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East to West Aerial View



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SPECTACULAR VIEW FROM OUR ROOF



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Aerial View



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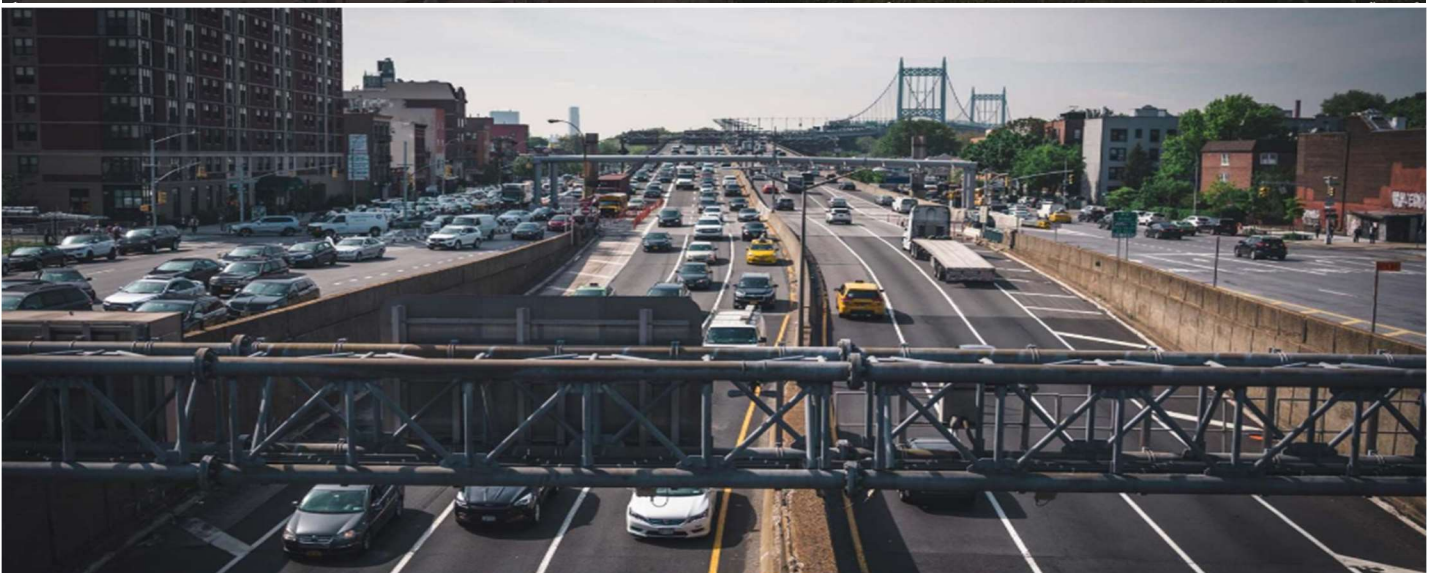
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ROOF VIEW



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ROOF



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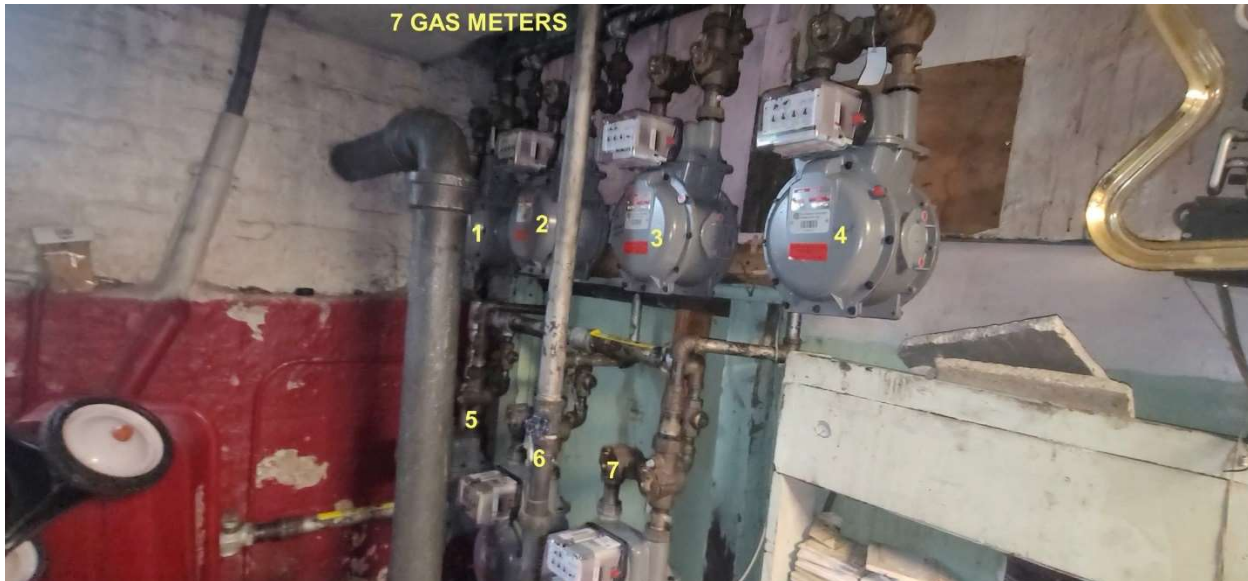
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7 GAS METERS



**8 ELECTRIC METERS
(7 APTS + 1 PUBLIC)**

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BOILER ROOM



BOILER ROOM VENT



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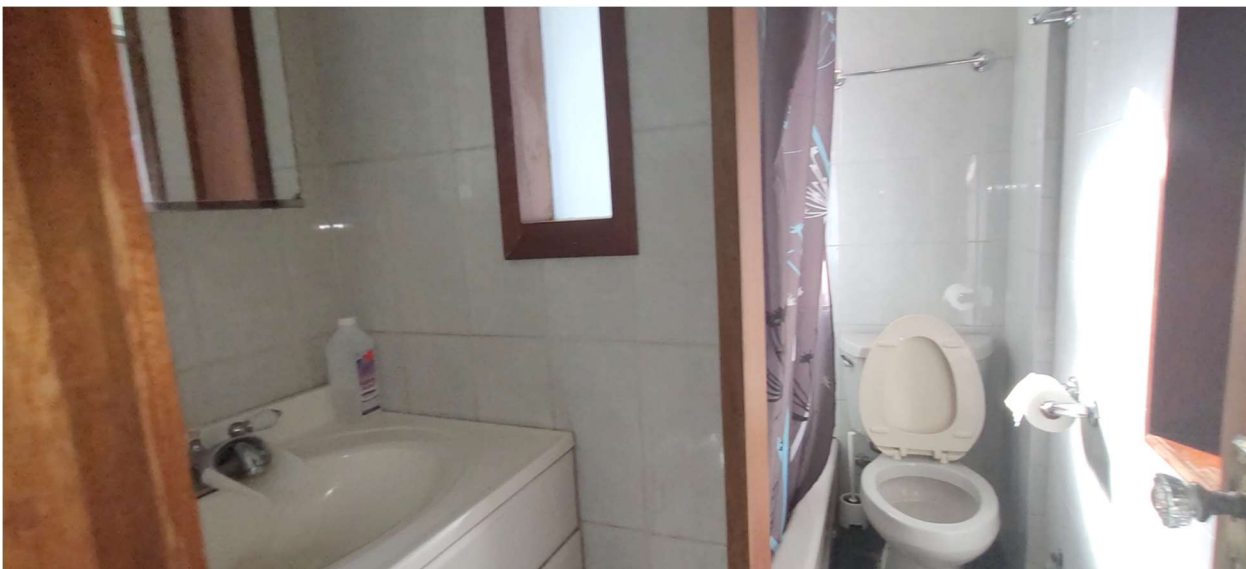
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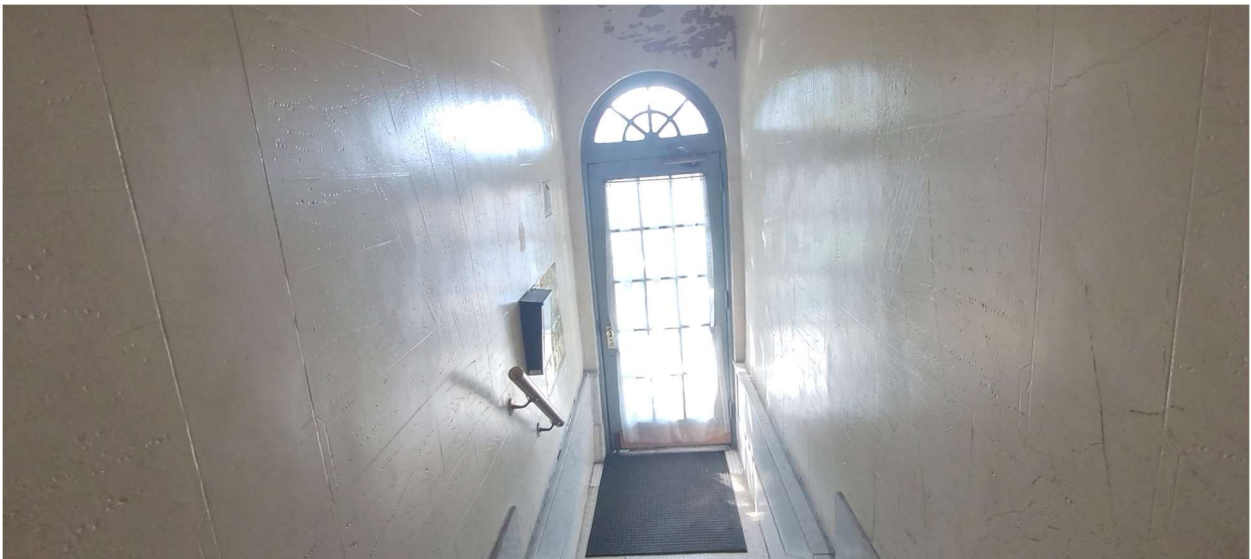
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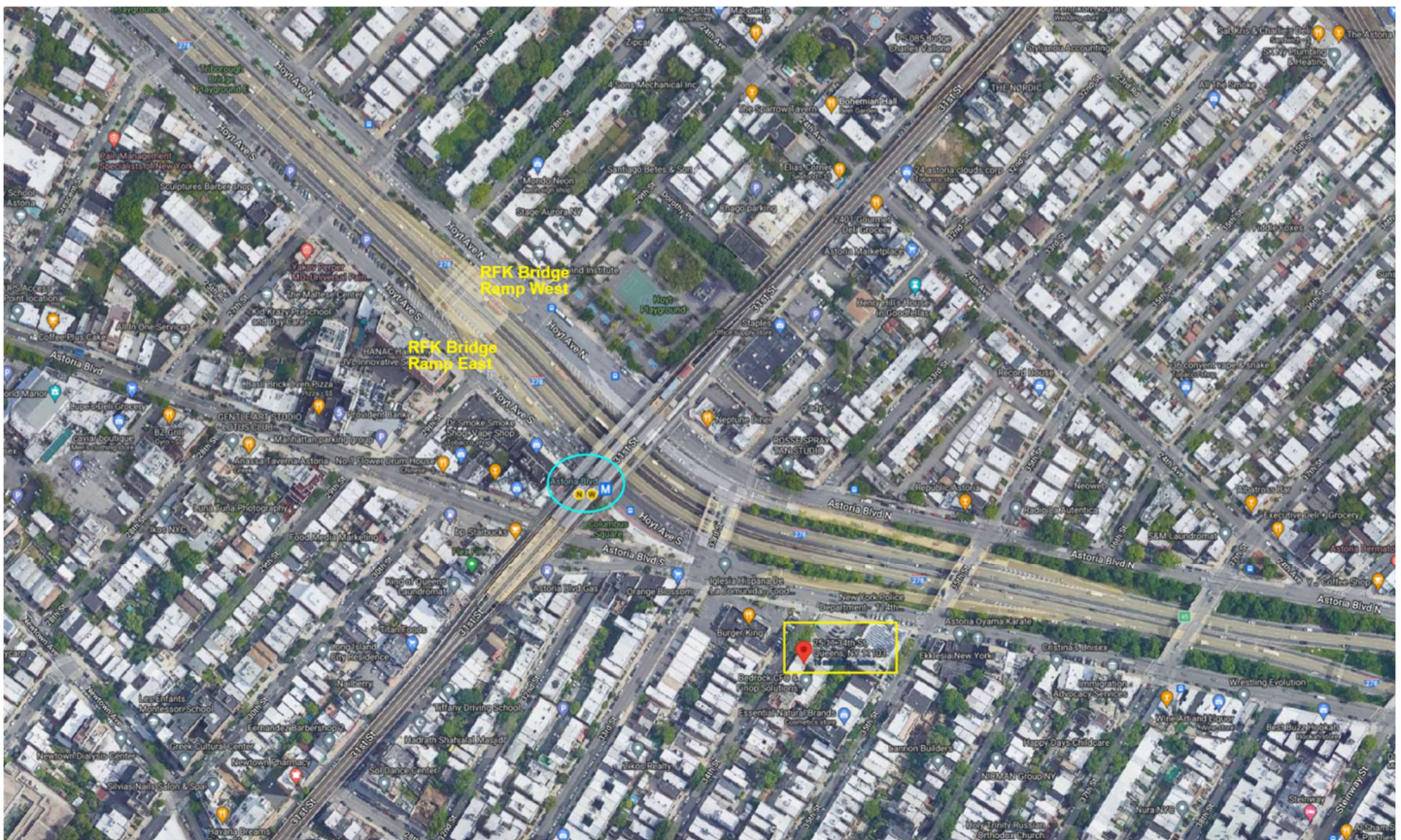
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AREA MAP



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DEMOGRAPHICS 11103 ASTORIA

Median Household Income

According to the latest ACS 5-year survey in 2020, the **median household income in 11103 is \$81,677.00.**

The chart below shows the average household income by age in 11103.

Under 25	\$70,806.00
25 to 44	\$90,502.00
45 to 64	\$79,857.00
65 and over	\$50,893.00

The average (or mean) household income in 11103 is \$98,170.00.

7.08% of households in the 11103 zip code are classed as high income households (making \$200,000+ per year).

Source: <https://namecensus.com/demographics/new-york/11103>

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Official Website of the New York City Department of Parks & Recreation

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Parks	Facilities	Events	Programs	Kids	Permits	Trees	Opportunities	About
-----------------------	----------------------------	------------------------	--------------------------	----------------------	-------------------------	-----------------------	-------------------------------	-----------------------

Find A Park > Astoria Park

[Email](#) [Print](#) [Translate](#)

Astoria Park

19 St. bet. Astoria Park S. and Ditmars Blvd.
Queens
Directions via [Google Maps](#)

Although widely known for its beautiful pool, the oldest and largest in the city, Astoria Park offers more than aquatic pleasures. Outdoor tennis courts, a track, a bandstand, multiple trails, basketball courts, and playgrounds lure visitors from the five boroughs and beyond. And the views! Sitting on the edge of the East River and resting between the Triborough Bridge and Hell Gate Bridge, the park offers shoreline sights and sounds that make the benches along its perimeter popular spots year-round.

Discover the [history of Astoria Park](#)

Events

Walking Group

This free walking program will help you move your body and connect with others in your community! Enter Astoria Park at...

Other Events

- [It's My Park at Ralph Demarco Park](#)
- [Walking Group](#)
- [Walking Group](#)

Feature

Astoria Pool



Visit NYC Park's oldest and largest pool. Admission is free!



[Like 53](#) [Tweet](#)

Park Information

[Main](#) [Events](#) [History](#) [Highlights](#)
[News](#) [Map](#) [Monuments](#) [Inspections](#)
[Videos](#) [Projects](#)

[Lost and Found Information](#)

Directions to Astoria Park

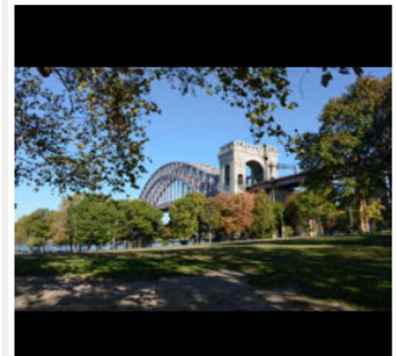
Starting Address

ex: 830 Fifth Ave. New York, N^y

I am traveling by:

Public Transportation

[Get Directions](#)



TOP REASONS TO LIVE IN ASTORIA

01 It's close and quick to Midtown.

of 07



Artem Vorobiev/Getty Images

Astoria is 15 minutes or less from Midtown Manhattan. The N and W subway lines run through the heart of the neighborhood. It's also a hop, skip, and short drive over the Triborough Bridge to Harlem and the Bronx. Why waste your

non-work hours in a commute?

02 Rent is still relatively reasonable.

of 07



William Cusick/Flickr/CC BY 2.0

Sure, real estate in Astoria has boomed, but it's nothing like Manhattan. As of April 2019, you easily find one-bedroom apartments for less than \$2,000 a month. Of course, the more desirable locations in Astoria command higher rents,

and they keep climbing. But for an affordable price (at least in NYC terms), you can definitely find a spot in a small building on a quiet street, just down the block from a great Greek café.

04 The food scene is incredible.

of 07



Edsel Little/Flickr/CC BY-SA 2.0

Astoria has always been known [for Greek food](#) (it is the Greek capital of NYC), and recently, it has gained a reputation for fine dining and innovative cooking. Manhattan transplants have opened up new stars like 718. So whether you're looking for

a home-cooked delight or a gourmet masterpiece, you'll be able to find it easily in Astoria.

05 [You can drink up at the Bohemian Beer Hall and Garden.](#)

of 07



Mark Flores/Flickr/CC BY 2.0

The only old-school, big beer garden left in New York City, [Bohemian Hall](#) is wonderful. Turn off crazy urban 31st Street—the subway runs directly overhead—and escape into

this huge beer garden with its shady trees, picnic tables, pitchers of icy beer, and platters of hearty Czech food and barbecue. It's a must on summer weekends, when activities include stein-thumping live folk music on many afternoons. Bohemian Beer Garden is a true urban oasis for families, visitors, and a cast of neighborhood regulars.

01**Astoria Park**

Park in Astoria

 Add to myNY

For us personally, this is probably the best thing to do in Astoria. You don't have to spend any money here. There's a pool, a track, great views, and the park isn't too big at about 59 acres. You can see the RFK bridge as well as Hell Gate Bridge. Come here to enjoy a nice little run or walk during sunrise or sunset. There are also numerous parking spots in and around Astoria Park as well.

02**Robert F. Kennedy Bridge**

Other Attraction in Astoria

 Add to myNY

The Robert F. Kennedy Bridge (RFK), also known as the Triborough Bridge connects the boroughs of Manhattan, The Bronx and Queens. The RFK bridge has a walkway from Astoria, Queens that leads right into Randalls Island. You can enjoy views of Hells Gate Bridge and the path is pedestrian and bike-friendly.

03

Steinway Street

Other Shopping in Astoria



♡ Add to myNY

Steinway is a popular street in Astoria and his home to a bunch of shops and restaurants to check out. The 2.4 mile street stretches from Berrian Blvd in Astoria to Northern Blvd in Long Island City. The food scene on Steinway is very diverse and you'll find cuisines from Europe and Asia.

04

Bohemian Hall & Beer Garden

Bar in Astoria



♡ Add to myNY

Bohemian Hall and Beer Garden in Astoria is a really popular spot especially in the summer. You'll hear live bands and numerous amounts of people enjoy themselves to great beer. It can get so busy during the day that you can hear the noise right down the street. Bohemian Hall is also the oldest beer garden in New York.

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Museum of the Moving Image

Museum in Astoria



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The Museum of the Moving Image in Astoria is a very interesting museum. It details the history of entertainment and media of all kinds. If you're the type of person that's into movies, TV series or any type of digital entertainment then visiting this institution is well worth it.



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I spent a day in Astoria, Queens, and saw why the NYC neighborhood is one of the coolest in the world

Meredith Cash Nov 8, 2019, 10:07 AM



I spent the day in Astoria after it was named one of the world's coolest neighborhoods. Meredith Cash/Insider

- **Time Out** named New York City's Astoria one of the 10 coolest neighborhoods in the world for 2019.

Astoria landed in the No. 8 spot on Time Out's list of the world's coolest neighborhoods thanks to its delectable food, fun bars, scenic parks, and flourishing art scene.



Hell Gate Bridge, as seen from Astoria Park. [Nora Kay/Shutterstock](#)

Greek, Egyptian, Italian, Brazilian, and Irish communities call the neighborhood home, and this diversity is reflected in Astoria's offerings.

I ended my day with a stroll through Astoria Park, which borders the East River.



Astoria Park in Astoria, Queens. Meredith Cash/Insider

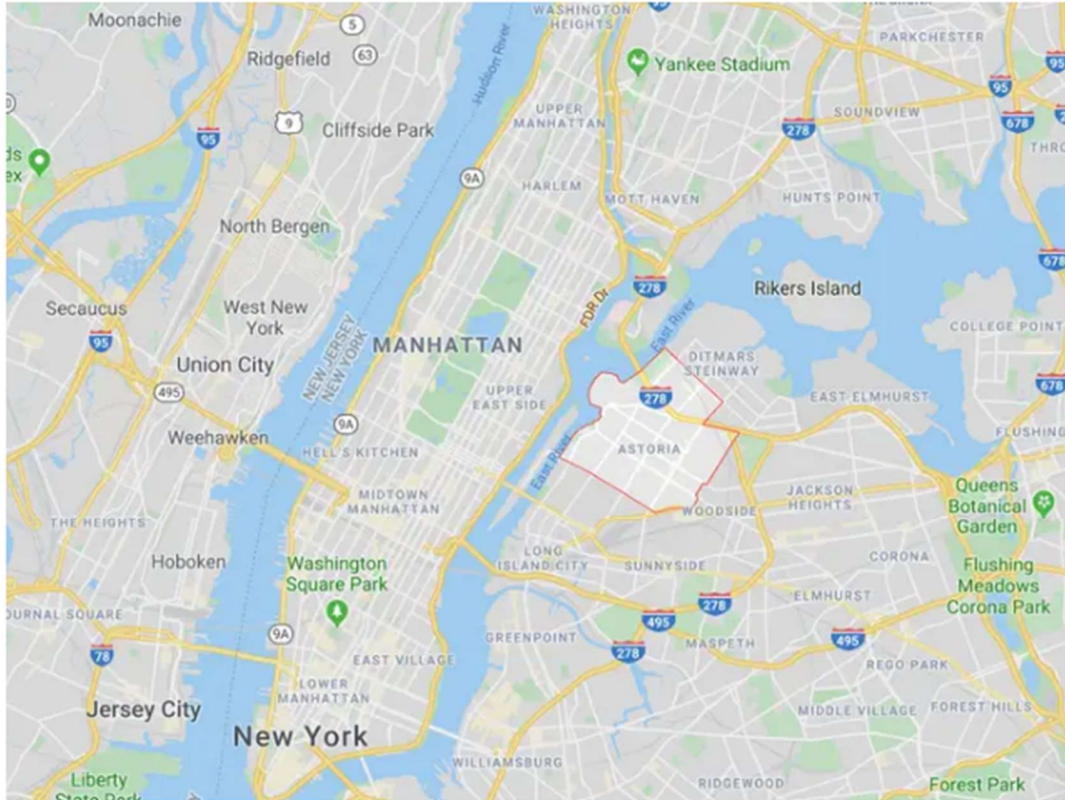
Astoria Park is known for housing the oldest and largest public pool in New York City, but the park has much more to offer with tennis and basketball courts, a running track and trails, and views of the Hell Gate Bridge and Robert F. Kennedy Bridge.

Before heading out for the day, I reflected on my time in one of the coolest neighborhoods in the world with a gorgeous view of the Manhattan skyline at the Robert F. Kennedy Bridge.



The view from Astoria Park in Astoria, Queens. Meredith Cash/Insider

The neighborhood is located in the New York City borough of Queens, close to other popular areas like Long Island City and Sunnyside.



Astoria's proximity to Manhattan gives the neighborhood great skyline views. [Google Maps](#)

The northwestern Queens neighborhood brushes up against the East River, giving those along Astoria's waterfront attractive views of Manhattan's skyline.

About Astoria

Astoria, formerly seen as a largely Greek outpost in northwestern Queens, has lately gone through slight change of wardrobe. This culturally rich and diverse neighborhood is now known, in some circles, the "new bohemia," attracting residents from India, Pakistan, Thailand, China, and other parts of America.

It isn't surprising that Astoria is one of the hottest spots in NYC right now. One has many options here: shopping on Steinway, drinking on Broadway, or picking up great fresh fruit and vegetables on 31st Ave. No matter what your train stop, you're sure to find something to please in Astoria. Serviced by the N/W and R/Q trains, it's a short, fifteen-minute ride from midtown Manhattan. Otherwise, you could be perfectly comfortable not commuting once you settle into some cozy digs. Astoria is fast becoming a self-sufficient neighborhood in more ways than simply food and necessities. Young and old members of the community can always find some type of diversion or leisure activity, be it bars, clubs, gyms, boutiques, or community centers. The diverse ethnic population is supported by a variety of specialty stores catering to foodies and video junkies alike. A big plus for everyone since it brings a great multicultural draw to the area.

One of the biggest pulls for outsiders coming to Astoria is the discount shopping on and around Steinway Street. Here you'll find sneaker outlets a la downtown Broadway, bargain basement thrift stores, unique lingerie shops, coffee houses, and every fast food chain imaginable. The street holds a constant buzz of activity, both on the street and pouring into and out of the Steinway Street R/Q station.

Another great thing about Steinway, and Astoria in general, is the huge number of cute, comfortable bars for a mixed bag of drinkers and socializers. Low-key joints like McLoughlins cater to the jeans and t-shirts set, while more trendy places like Tupelo and Cafe Bar pull in the fashion-forward crowds visiting from Manhattan and Brooklyn. Tupelo in particular seems to be a spot on the rise; its dark, red-lit interior and cozy booths are perfectly conducive to a long night of gossiping or band-watching. For those who get claustrophobic from dungeon-like bar surroundings, however, the Polish Beer Garden near Astoria Boulevard provides an enormous outdoor seating area replete with picnic tables, a decrepit band shell, and plenty of plastic cupped cheap brew. Any night of the week is fair game to erupt into an enormous round of off-key "She-Bop" from the overeager guitar-wielding patrons, but it's all in the name of good fun.

Also fun, but more for the stomach than the ears is Astoria's collection of top-rate restaurants. Great Greek is a given, especially at lauded establishments like SAgapo, but the neighborhood holds its own in a number of culinary arenas. For inexpensive Thai, head to Ubols Kitchen, where the waitresses tell it like it is and carry trays of some of the best duck around. Yeah, it looks cheesy from the outside, but Pinocchio on 30th Avenue whips up some of the best gourmet pizzas in New York City. They've got the basics as well, all within wood-paneled and homey ambience.

The best part of living in Astoria, however, is just relaxing in your own pad whether it be made of brick on a tree-lined street or fortified with siding along Astoria Boulevard. The comfortable and intimate style of living goes hand-in-hand with the number of amenities Astoria has to offer, often at a very reasonable price. As a rule, wherever you choose to settle down in this northern Queens neighborhood, you won't often feel coaxed to go anywhere else.