

# 35-16 Astoria Boulevard

FOR SALE | SUBSTANTIALLY VACANT LUXURY MULTIFAMILY | ASTORIA, NY



**REDUCED PRICE**  
**\$7,600,000**

14,114 SF | 46' WIDE  
15 RESIDENTIAL UNITS  
1 COMMUNITY - USE UNIT  
6 UNDERGROUND PARKING SPACES

- **6-Story, Luxury Elevator Serviced Multifamily Building with Sweeping Views of Manhattan's Skyline**
- **Delivered Substantially Vacant**
- **Two 1 BR Units & One 2 BR Unit with Terraces on Floors 2-6, Units are Individually Metered**
- **Community-Use Space on the Ground Floor & 6 Underground Parking Spaces**
- **Prime Astoria Location - Close Proximity to Popular Bars & Restaurants, Mount Sinai Hospital, and Steinway Street / 31<sup>st</sup> Avenue & Ditmars / Steinway Retail Corridors**
- **Close Proximity to the Astoria Boulevard N & W Trains**
- **Built in 2013, 15 Year 421A Abatement in Place**

## PROPERTY INFORMATION

NEIGHBORHOOD	Astoria, NY
CROSS STREETS	South side of Astoria Boulevard between 35 <sup>th</sup> & 36 <sup>th</sup> Streets
BLOCK / LOT	633 / 40
LOT DIMENSIONS	3,418 SF 46' x 74' Irregular
BUILDING SIZE (SF)	14,114 SF
YEAR BUILT	2013
STORIES	6

RESIDENTIAL UNITS	15
PARKING SPACES	6
COMMUNITY FACILITY UNIT	1
TAX ASSESSMENT (24/25)	\$1,105,200
421A 15 YEAR CAP	-\$920,697
TAX RATE (CLASS 2)	12.502%
TAXES (24/25)	\$23,066
ZONING	C4-3

Contact the Exclusive Agents for Additional Information:

**David Schechtman**

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## LAYOUT

1 Bed Units - 550 SF approx  
2 Bed Units - 625 SF approx

4A - 1 Bed  
4B - 1 Bed  
4C - 2 Bed/2 Terrace

Parking - 6 Spaces

2A - 1 Bed  
2B - 1 Bed  
2C - 2 Bed/Large Terrace

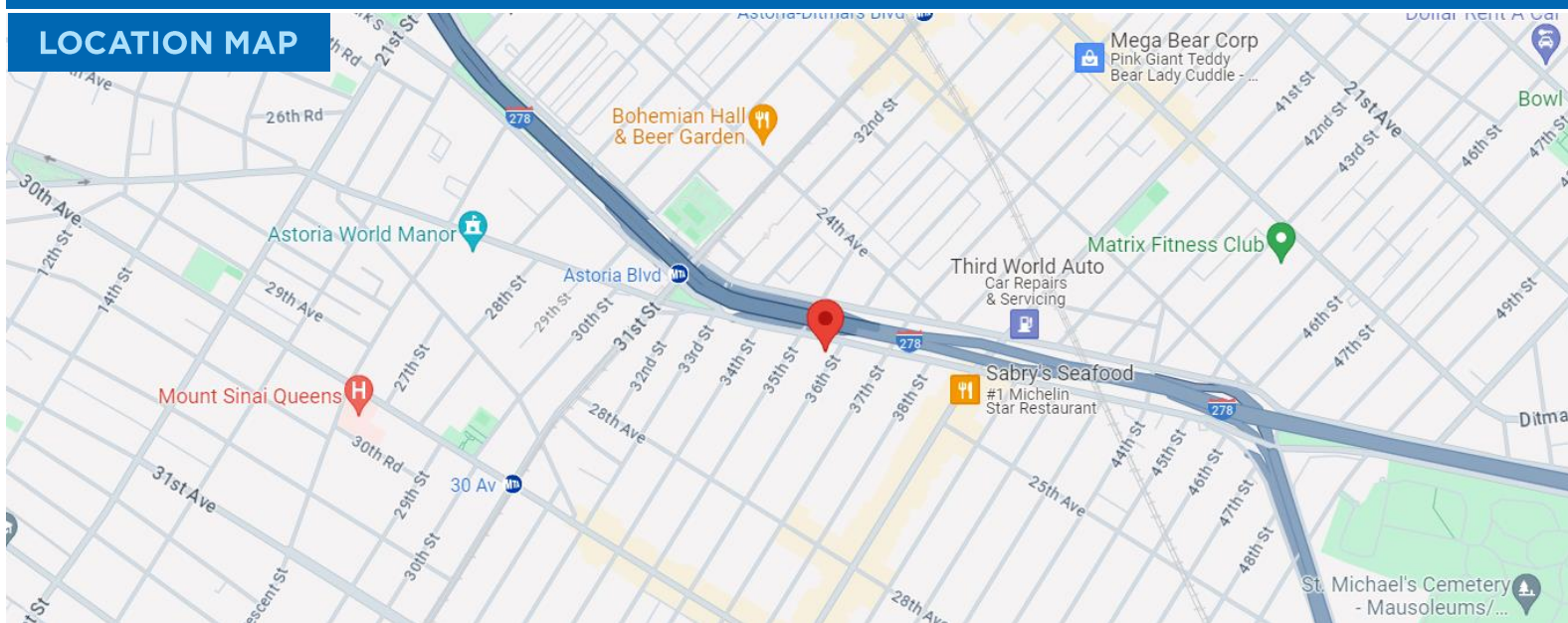
5A - 1 Bed  
5B - 1 Bed  
5C - 2 Bed/2 Terrace

Community Facility - 2800 SF

3A - 1 Bed  
3B - 1 Bed  
3C - 2 Bed/2 Terrace

6A - 1 Bed  
6B - 1 Bed  
6C - 2 Bed/2 Terrace

## LOCATION MAP



## TAX MAP



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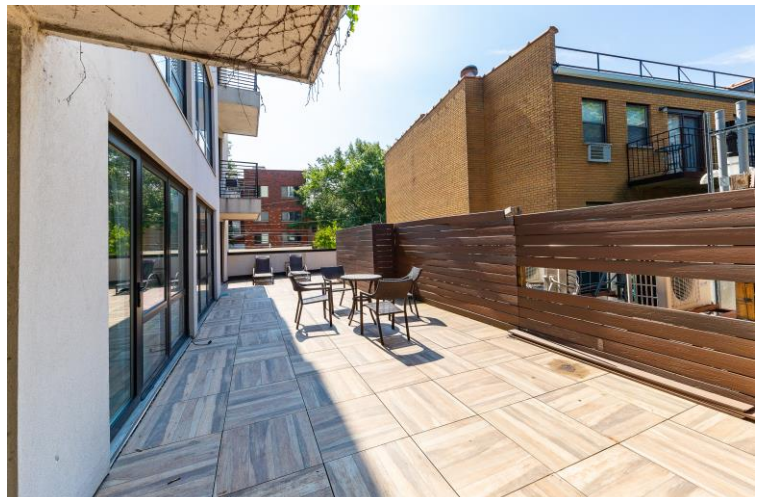
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