

The Sabah: 30-70 44th Street

100% FREE MARKET & FULLY OCCUPIED 6-FAMILY WALK-UP | ASTORIA | FOR SALE



FOR SALE

**CALL FOR PRICING GUIDANCE
6% IN-PLACE CAP RATE**

- **FULLY GUT-RENOVATED IN 2022 - 100% FREE MARKET**
- **IDEAL 1031 EXCHANGE: FULLY OCCUPIED & CASH-FLOWING**
- **IN-UNIT SPLIT ELECTRIC HEATING / COOLING SYSTEMS & WASHER / DRYER UNITS**
- **PROTECTED TAX CLASS 2A**
- **PRIME ASTORIA / LIC LOCATION - THREE BLOCKS TO THE [M, R] TRAINS AT 46TH STREET STATION**

PRIME ASTORIA LOCATION FULLY RENOVATED | 100% FREE MARKET 6% IN-PLACE CAP RATE

The Sabah is a boutique luxury loft building in the heart of Astoria, NY. The building was gut-renovated in 2022 and is complete with elegant condo finishes and only the highest quality materials with Italian-made cabinetry, oak flooring, and Carrara marble-inspired bathrooms. All units feature in-unit split electric heating/cooling systems & washer/dryer units.

Comprised of six 100% free-market units over 6,355 square feet and three stories, The Sabah is fully-leased and cash flowing. It is an ideal 1031 exchange opportunity for buyers seeking a beautifully renovated asset in a prime location.

PROPERTY INFORMATION

| | |
|------------------------|--|
| NEIGHBORHOOD | Astoria |
| CROSS STREETS | West side of 44 th Street between 31 st Avenue & 30 th Road |
| BLOCK / LOT | 697 / 92 |
| LOT/BUILT DIMENSIONS | 28' x 100' Built: 28' x 68' |
| BUILDING SIZE (SF) | 6,355 |
| YEAR BUILT | 1928 / 2022 Remodel |
| STORIES | 3 |
| UNITS | 6 |
| TAX CLASS | 2A |
| TAX ASSESSMENT (24/25) | \$150,907 |
| TAXES (24/25) | \$18,863 |
| ZONING | R5 |



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RESIDENTIAL INCOME

| Unit | Type | Status | LXP | SF | Rent PSF | Monthly Rent | Annual Rent |
|---------------|----------------|--------|-----------|-------------|--------------|------------------|-------------------|
| 1E (Duplex) | 4 Bed / 2 Bath | FM | 6/30/2025 | 1440 | \$ 42 | \$ 5,075 | \$ 60,900 |
| 1W (Duplex) | 4 Bed / 2 Bath | FM | 7/31/2025 | 1605 | \$ 36 | \$ 4,750 | \$ 57,000 |
| 2E | 2 Bed / 2 Bath | FM | 6/30/2025 | 830 | \$ 54 | \$ 3,750 | \$ 45,000 |
| 2W | 2 Bed / 2 Bath | FM | 5/31/2025 | 825 | \$ 52 | \$ 3,600 | \$ 43,200 |
| 3E | 2 Bed / 2 Bath | FM | 5/31/2025 | 830 | \$ 53 | \$ 3,675 | \$ 44,100 |
| 3W | 2 Bed / 2 Bath | FM | 5/31/2025 | 825 | \$ 53 | \$ 3,650 | \$ 43,800 |
| TOTAL: | | | | 6355 | \$ 46 | \$ 24,500 | \$ 294,000 |

INCOME AND EXPENSES

REVENUE

| | |
|---------------------------|------------------|
| Gross Annual Income: | \$294,000 |
| Vacancy/Credit Loss (3%): | -\$8,820 |
| Effective Gross Income: | \$285,180 |

EXPENSES (per Owner)

| | |
|---------------------------|-----------------|
| Real Estate Taxes (24/25) | \$18,863 |
| Insurance | \$4,617 |
| Utilities | \$4,000 |
| Electric | \$3,000 |
| Repairs / Maintenance | \$2,500 |
| Payroll | \$3,500 |
| Management | \$7,100 |
| Total Expenses: | \$43,610 |

| | |
|------------------------------|------------------|
| Net Operating Income: | \$241,570 |
|------------------------------|------------------|

Contact the Exclusive Agents for Additional Information:

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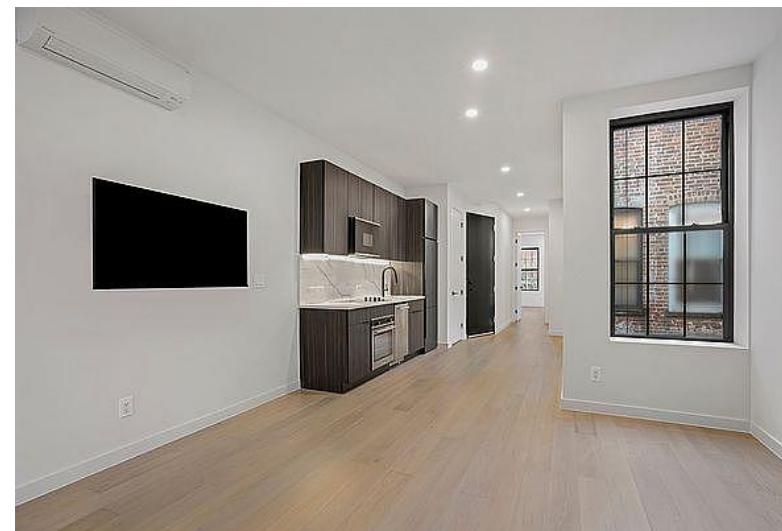
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