

The Stella: 30-93 44th Street

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



FOR SALE
CALL FOR PRICING GUIDANCE
5.8% 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 5.8% IN-PLACE CAP RATE

The Stella 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 5,635 square feet and three stories, The Stella 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	East side of 44 th Street between 31 st Avenue & 30 th Road
BLOCK / LOT	713 / 7
LOT/BUILT DIMENSIONS	28' x 95' Irregular; Built: 28' x 60'
BUILDING SIZE (SF)	5,635
YEAR BUILT	1928 / 2022 Remodel
STORIES	3
UNITS	6
TAX CLASS	2A
TAX ASSESSMENT (24/25)	\$154,985
TAXES (24/25)	\$19,373
ZONING	R5, C1-2



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RESIDENTIAL INCOME

Unit	Type	Status	LXP	SF	Rent PSF	Monthly Rent	Annual Rent
1E (Duplex)	3 Bed / 2 Bath	FM	4/30/2026	1345	\$ 40	\$ 4,575	\$ 54,900
1W (Duplex)	3 Bed / 2 Bath	FM	5/31/2025	1410	\$ 36	\$ 4,250	\$ 51,000
2E	2 Bed / 2 Bath	FM	6/30/2025	720	\$ 59	\$ 3,550	\$ 42,600
2W	2 Bed / 2 Bath	FM	5/31/2025	720	\$ 60	\$ 3,600	\$ 43,200
3E	2 Bed / 2 Bath	FM	5/31/2025	720	\$ 60	\$ 3,600	\$ 43,200
3W	2 Bed / 2 Bath	FM	6/30/2025	720	\$ 60	\$ 3,600	\$ 43,200
TOTAL:				5635	\$ 49	\$ 23,175	\$ 278,100

INCOME AND EXPENSES

REVENUE

Gross Annual Income:	\$278,100
Vacancy/Credit Loss (3%):	-\$8,343
Effective Gross Income:	\$269,757

EXPENSES (per Owner)

Real Estate Taxes (24/25)	\$19,373
Insurance	\$4,092
Utilities	\$3,000
Electric	\$5,500
Repairs / Maintenance	\$4,000
Payroll	\$2,500
Management	\$6,700
Total Expenses:	\$45,165

Net Operating Income:	\$224,592
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Contact the Exclusive Agents for Additional Information:

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