

TRI STATE COMMERCIAL®



**FOR SALE**

10,000 SF TURN KEY MEDICAL BUILDING  
IN ASTORIA – STRONG CAP RATE

# 23-22 30th Avenue

Astoria, NY 11102

Between Crescent Street & 23rd Street

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**TSC.**

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

23-22 30th Avenue is a turn-key medical investment opportunity in the heart of Astoria, Queens. The modern, two-story Class B building totals approximately 9,540 SF on a 5,100-SF lot and is fully built for medical use. The property features two commercial units with multiple tenants, providing stable cash flow and a strong cap rate. The building is anchored by Mount Sinai Hospital, occupying the basement and first floor under a NNN lease through 2027, with two 10-year renewal options, and Motion PT Group, a physical, occupational, and speech therapy provider with over 60 locations, currently in year two of a 7-year lease with an option. The building offers efficient layouts, and the roof was fully replaced two years ago, reducing near-term capital needs.

### LOCATION OVERVIEW

Ideally located between Crescent Steet and 23rd Street, 23-22 30th Avenue is situated in the heart of Astoria, one of Queens' most vibrant and fast-growing neighborhoods. The property enjoys strong foot traffic and excellent visibility along 30th Avenue, a bustling corridor lined with cafés, restaurants, and medical offices. The location offers convenient access to Manhattan and greater Queens. Surrounded by a dense residential community and major retailers such as Starbucks, Key Food, and CVS, this prime Astoria address presents a high-visibility, turn-key investment opportunity ideal for owner-users or investors alike.

|                        |                                      |
|------------------------|--------------------------------------|
| Address                | 23-22 30th Avenue, Astoria, NY 11102 |
| Location               | Between 29th Street & 27th Street    |
| Block/Lot              | 572 / 35                             |
| Zoning                 | R6A, R6B                             |
| Lot Dimensions         | 37.08 FT x 138.33 FT                 |
| Lot Size               | 5,100 SF                             |
| Building Dimensions    | 30 FT x 119 FT                       |
| Building Size          | 9,540 SF                             |
| Building Class         | B                                    |
| Total Commercial Units | 2                                    |
| Delivered              | As is                                |
| Air Rights             | Approx. 15,000 SF                    |
| Tenancy                | Multiple                             |
| Tax Class              | 2A                                   |



**9,540 SF**   **Built Out MRI Room**   **Private, Multiple Cars**   **2**

Building Size

Amenities

Driveway

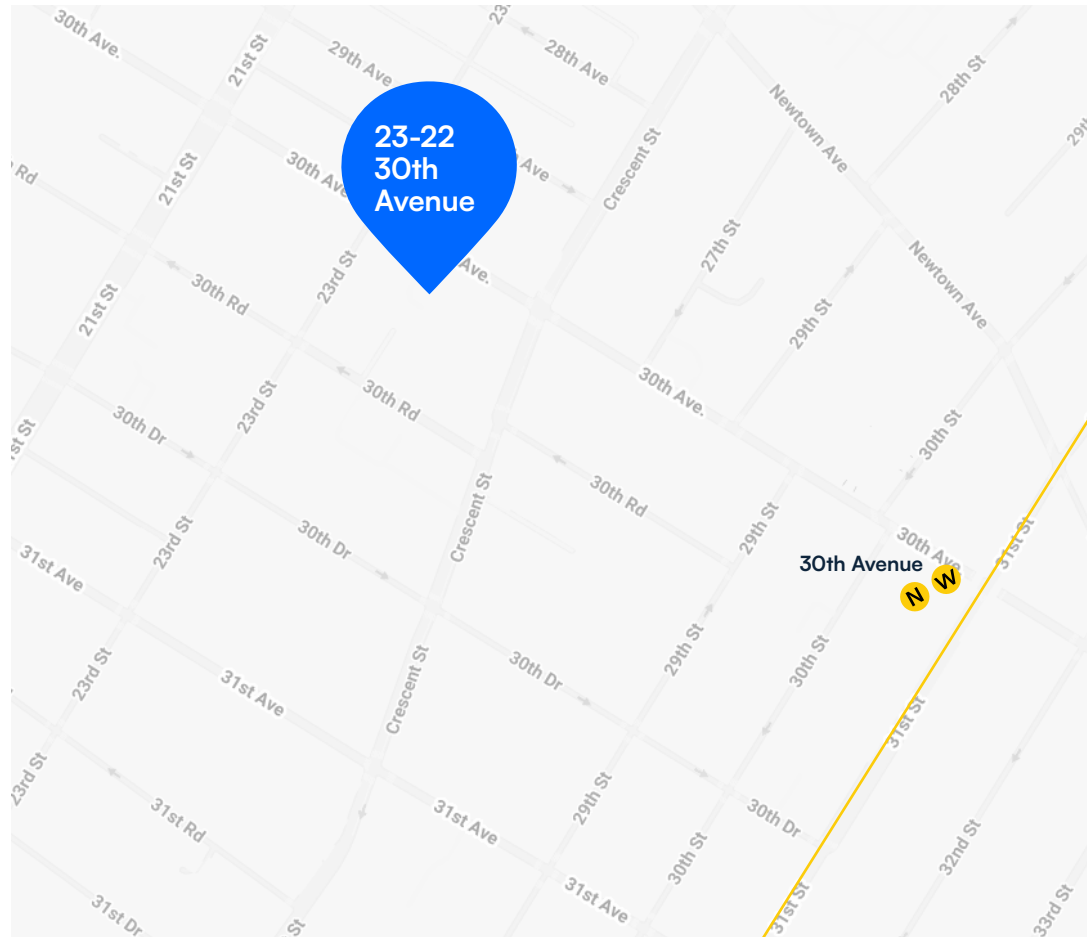
Commercial Units

# TRANSPORTATION AND TAX MAP

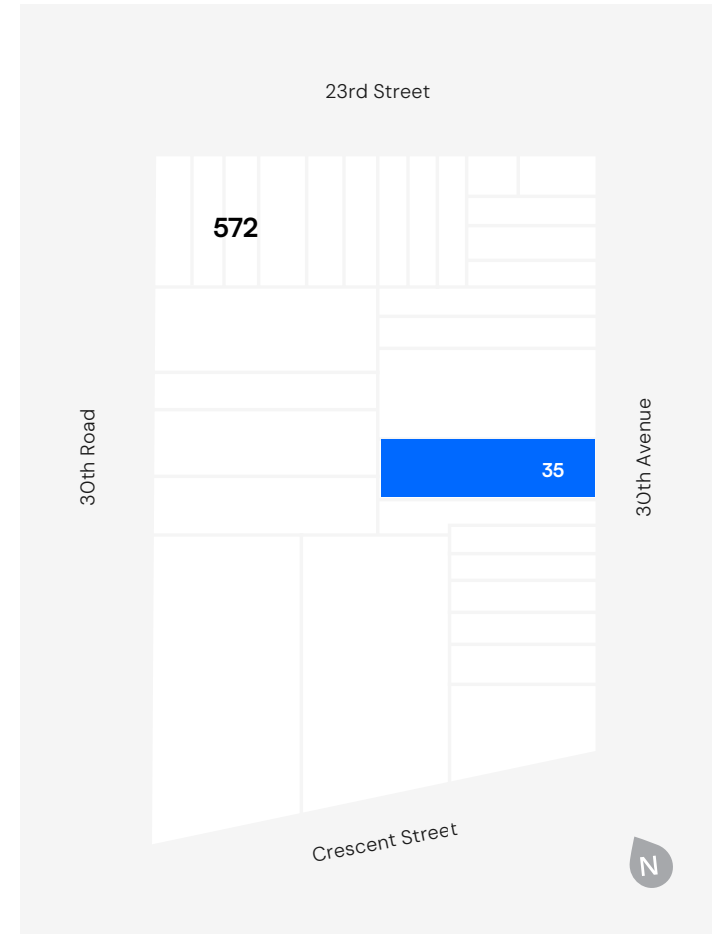
## NEAREST TRANSIT

**N W** Trains at 30th Avenue

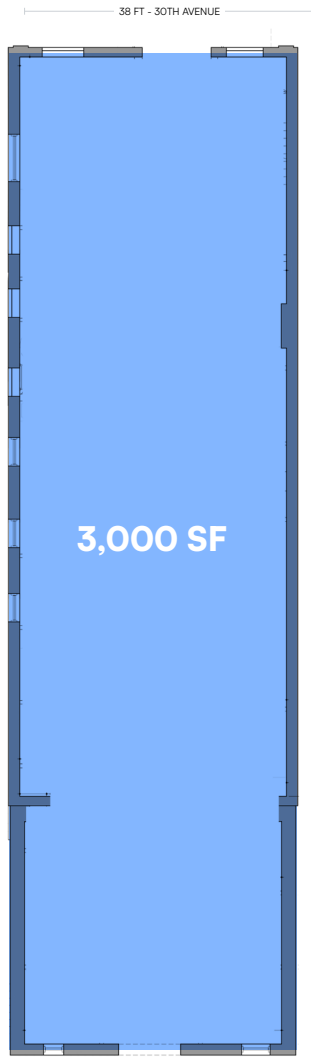
**Q18 Q69 Q100 Q19** Bus Lines



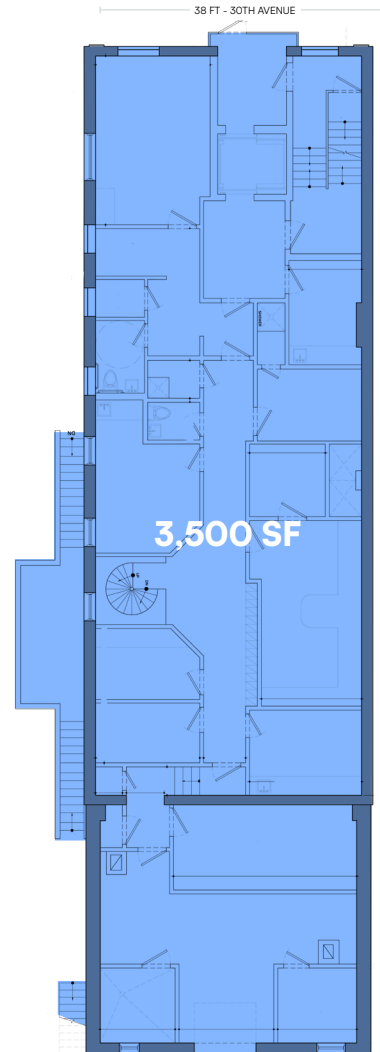
## TAX MAP



# FLOOR PLANS



BASEMENT



FIRST FLOOR



SECOND FLOOR

All square footages are approximate



## PROPERTY PHOTOS



Lobby



Exam Room



Office



Hallway



Elevator



MRI

## INCOME STATEMENT SUMMARY

### COMMERCIAL REVENUE

| UNIT                               | TENANT      | SF       | TAXES  | RENT INCREASES | LXP    | BASE RENT / SF | ANNUAL RENT | IN PLACE MONTHLY RENT |
|------------------------------------|-------------|----------|--------|----------------|--------|----------------|-------------|-----------------------|
| Basement & First Floor             | Mount Sinai | 6,662 SF | 66.67% | 2.5% Annually  | Dec-27 | \$56           | \$370,630   | \$30,886              |
| Second Floor                       | Motion PT   | 2,878 SF | 33.33% | 3% Annually    | Dec-30 | \$46           | \$123,000   | \$11,330              |
| GROSS MONTHLY COMMERCIAL REVENUE   |             |          |        |                |        |                |             | \$42,216              |
| GROSS ANNUAL COMMERCIAL REVENUE    |             |          |        |                |        |                |             | \$506,590             |
| AVERAGE RENT PER SF (GROSS)        |             |          |        |                |        |                |             | \$53                  |
| <b>TOTAL GROSS MONTHLY REVENUE</b> |             |          |        |                |        |                |             | <b>\$42,216</b>       |
| <b>TOTAL GROSS ANNUAL REVENUE</b>  |             |          |        |                |        |                |             | <b>\$506,590</b>      |

### EXPENSES

| TYPE               | Projection    | % OF EGI | \$ / SF | ANNUALLY |
|--------------------|---------------|----------|---------|----------|
| Property Taxes     | Per Ownership | 5.39%    | \$2.78  | \$26,506 |
| Operating Expenses | NNN           | -        | -       | -        |

**\$480,084**

NOI

**8%**

Cap Rate

# ADVISORS BEFORE BROKERS

## LOCATION OVERVIEW

### ASTORIA

Rich in culture and community spirit, Astoria is one of Queens' most sought-after neighborhoods, known for its unique blend of tradition and modern urban energy. 30th Avenue serves as one of Astoria's primary commercial corridors, lined with lively cafés, international restaurants, specialty shops, and medical offices that cater to the area's diverse and dynamic population. With its close proximity to the 30th Avenue (N/W) subway station and steady pedestrian activity, the neighborhood offers a vibrant environment that supports both local businesses and residents.

### POINTS OF INTEREST

- Astoria Park
- Hospital Mount Sinai Queens
- Museum of the Moving Image
- Socrates Sculpture Park
- Bohemian Hall & Beer Garden

### DEMOGRAPHICS

*Within a one-mile radius of the property*

55,623

Total Households

122,090

People

\$116,561

Avg Household Income

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