



**LANDAIR
PROPERTY
ADVISORS**

Prime Astoria Investment: Two Building Package

34-29 31st St, Astoria, NY 11106

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Presented by:

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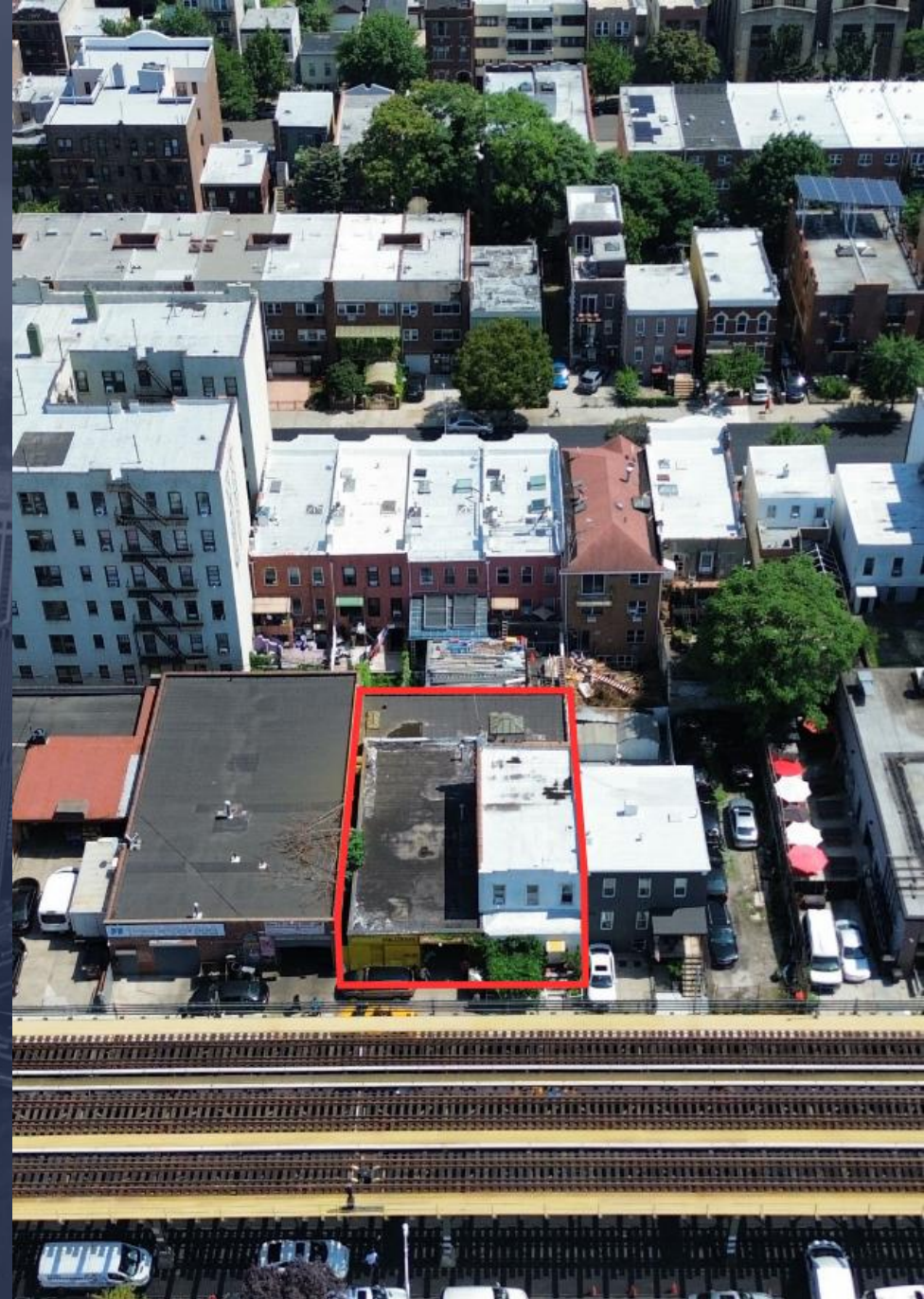
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Partner

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Senior Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Property Advisors has been exclusively retained to sell 34-29/31 31st St, Astoria, NY 11106. This mixed-use property is comprised of two buildings situated on a 4,000 ft² lot, with lot dimensions of 50' x 80'. Together, the buildings total 4,700 ft² and carry a low annual tax bill of \$18,190, providing investors with efficient operating expenses. In the 3-unit multifamily, there is (1) 2-bedroom unit on the 1st floor, and (2) 1-bedroom units on the 2nd floor. However, it is currently configured as a 2-unit multifamily.

The property is located just 0.2 miles from both the Broadway and 36th Avenue N and W subway stations, offering quick and direct access to Manhattan. The immediate neighborhood features active retail corridors, consistent residential demand, and a growing concentration of new developments that continue to strengthen the market.

This offering presents an opportunity to acquire a centrally located mixed-use property in the heart of Astoria. With low operating costs, strong transit accessibility, and exposure to one of Queens' most established neighborhoods, the asset is well-positioned for stable income and long-term growth.

PROPERTY HIGHLIGHTS

- Mid-block lot measuring 4,000 ft²
- 50' x 80' lot dimensions
- Low tax bill of \$18,190
- Delivered vacant
- Ideal for investor or user
- Proximity to N & W subway lines



OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size	4,000 ft ²
Lot Dimensions	50' x 80'
Zoning District	R5
Total Building S.F.	4,700 ft ²
Total Units	4
Corner/Midblock	Midblock
Tenancy	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	34-29 31 st St	34-31 31 st St
Area	Astoria	Astoria
Block/Lot	608/17	608/16
Lot Dimensions	25' x 80'	25' x 80'
Lot Sq. Ft.	2,000	2,000

BUILDING INFORMATION

Building Type	Industrial	Multifamily
Building Sq. Ft.	2,500 ft ²	2,200 ft ²
Total Units	1	3

NYC FINANCIAL INFORMATION

Assessed Value	\$112,050	\$30,526
Tax Rate	10.7620%	20.0850%
Gross Taxes	\$12,059	\$6,131

ZONING INFORMATION

Zoning District	R5	R5
Base Floor Area Ratio (FAR)	1.5	1.5
Residential Buildable Sq. Ft.	3,000	3,000
Commercial FAR	-	-
Commercial Buildable Sq. Ft.	-	-
UAP FAR	-	-
UAP Buildable Sq. Ft.	-	-
Community Facility FAR	2	2
Community Facility Buildable Sq. Ft.	4,000	4,000
Industrial FAR	-	-
Industrial Buildable Sq. Ft.	-	-



CERTIFICATE OF OCCUPANCY

Form 54 (Rev. 8/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Queens

DATE: 5/27/99

NO. 4P0012132

This certificate supersedes C.O. NO

ZONING DISTRICT R5

THIS CERTIFIES that the new—altered—existing—building—premises located at

Block 608 Lot 16,17

34-29/31 31st Street

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	o.g.	4			17	D-1	Auto Repair Shop And Auto Painting

Note: That The Building Shall Not Be Increased In Height Or Area;
 That The Ceiling Throughout Shall Be Fire Retarded;
 That The Windows At The Rear Shall Be Filled With Glass Blocks Or Shall Be Fireproof Self-Closing Windows;
 That The Existing Door From The Building To The Yard Of The Premises On Lot 16 Shall Be Kept Closed;
 That Such Portable Fire Fighting Appliances Shall Be Maintained As Fire Commissioner Shall Direct;
 That In All Other Respects The Building And Occupancy Shall Comply With All Laws, Rules And Regulations Applicable To The Building And Occupancy;
 That The Building Shall Not Be Occupied As A Garage For The Storage Of Cars;
 That The Gasoline Storage System Shall Be Discontinued, As Having Been Unlawfully Installed. BSA Cal. No. 557-48-BZ. Bul. No. 45, Vol. LXX.
 Amended:
 That The Side And Rear Yards Shall Be Maintained Clean And Free Of Debris;
 That The Premises Shall Be Maintained In Substantial Compliance With The Proposed Drawings Submitted With The Application And Marked "Received March 11, 1997 (3) sheets; And That Other Than Herein Amended The Resolutions Above-Cited Shall Be Complied With In All Respects.
 All In Accordance With Board Of Standards And Appeals Cal. No. 557-48-BZ, Bul. No. 28. Vol. 83.
 To Expire June 10, 2005.

Fire Department Certification Of Fire Fighting Appliances 4/11/51

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE.

[Signature]
 BOROUGH SUPERINTENDENT

[Signature] Q-1
 COMMISSIONER

ORIGINAL OFFICE COPY - DEPARTMENT OF BUILDINGS COPY

B Form 54 (Back) (Rev. 8/83)

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the East side of 31st Street
 distant 265.25' feet from the corner formed by the intersection of
 35th Avenue and 31st Street
 running thence North 50.04' feet; thence East 80.10' feet;
 thence South 50.04' feet; thence West 80.10' feet;
 thence to the point or place of beginning.

N.B. or ALT. No. 3428/46 DATE OF COMPLETION CONSTRUCTION CLASSIFICATION Class 3
 BUILDING OCCUPANCY GROUP CLASSIFICATION D-1 HEIGHT 1 STORIES, 12.5 FEET

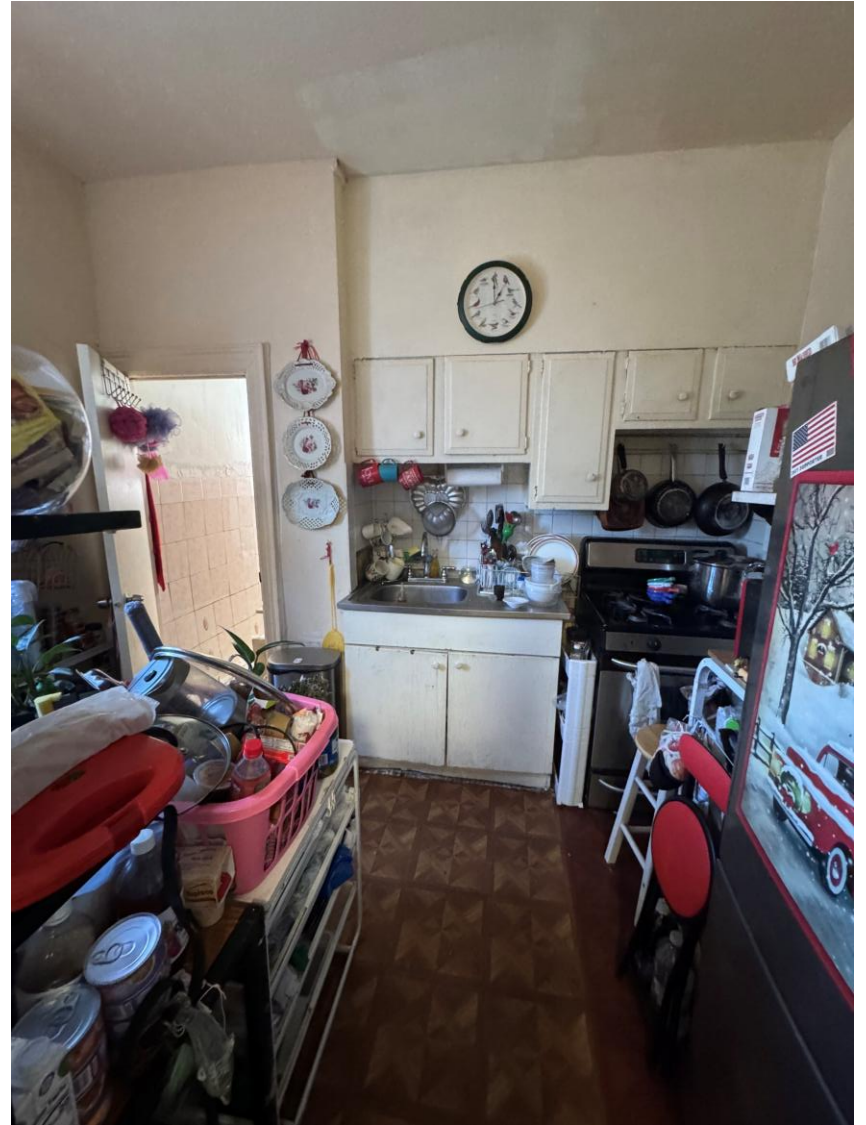
EXTERIOR PHOTOS



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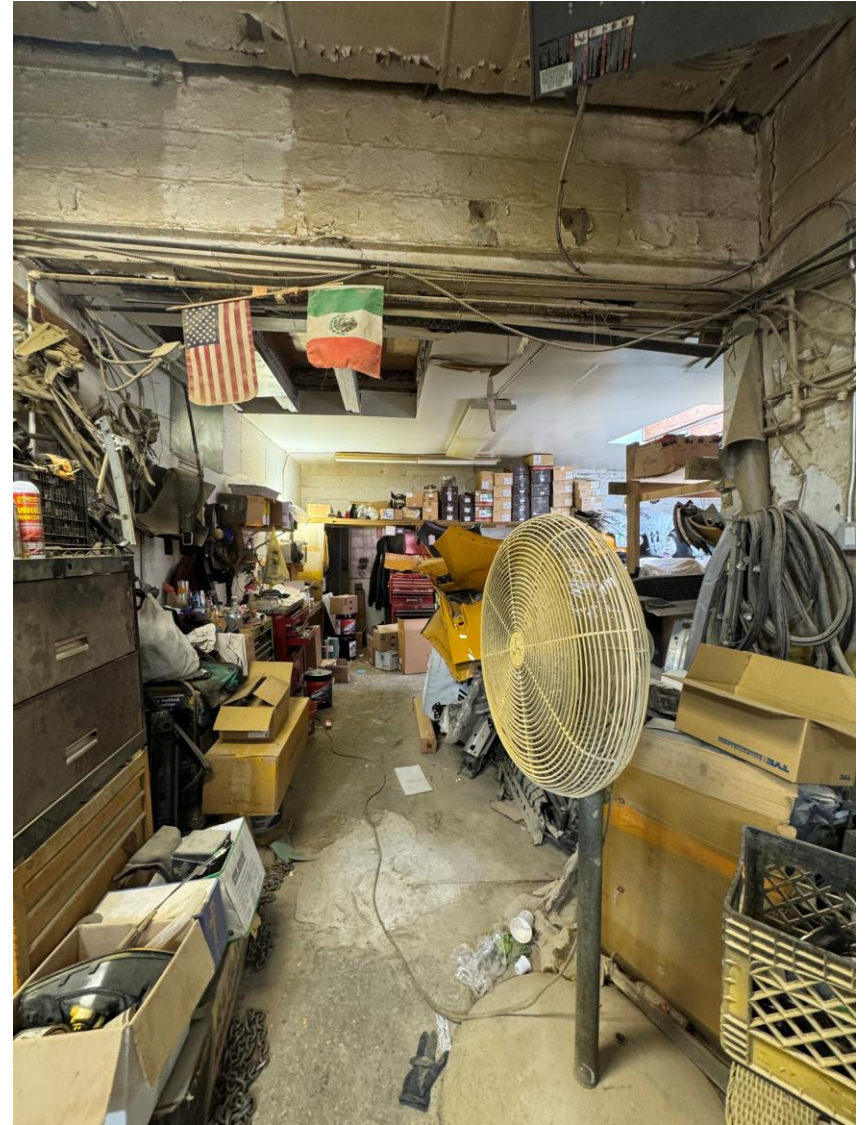
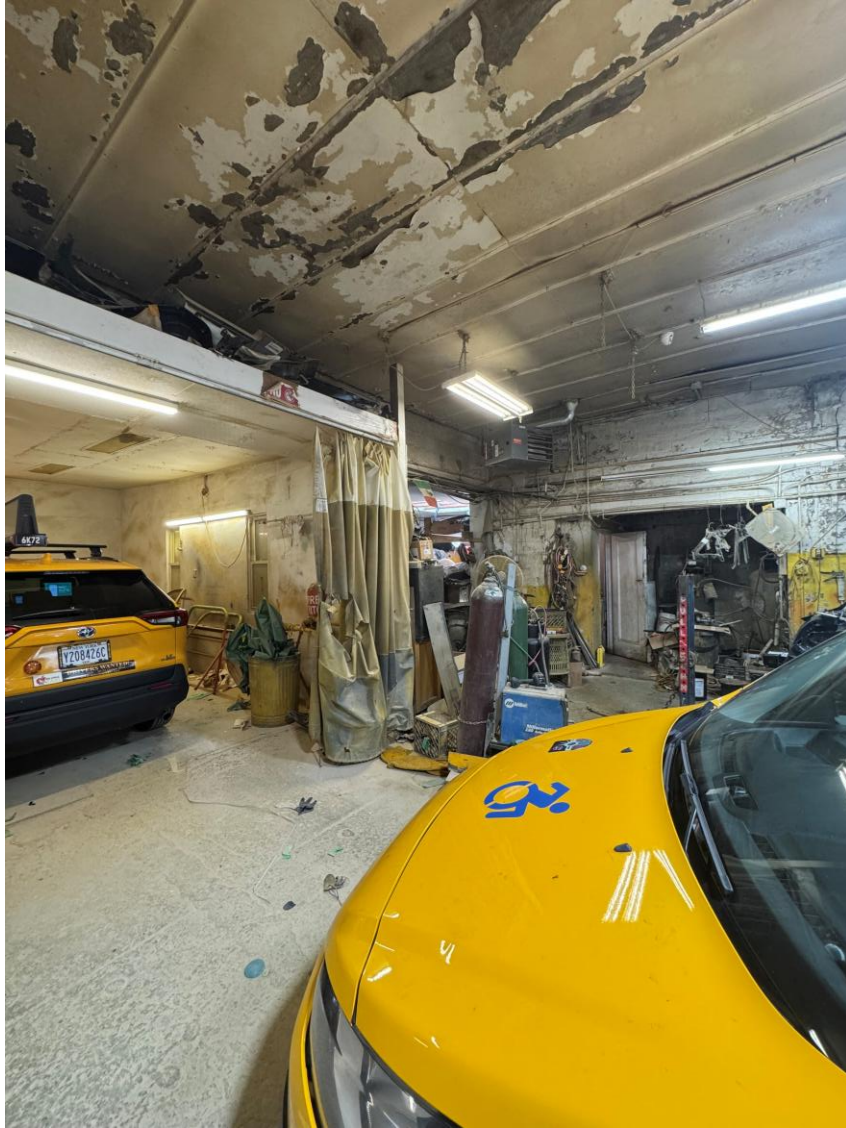
INTERIOR PHOTOS



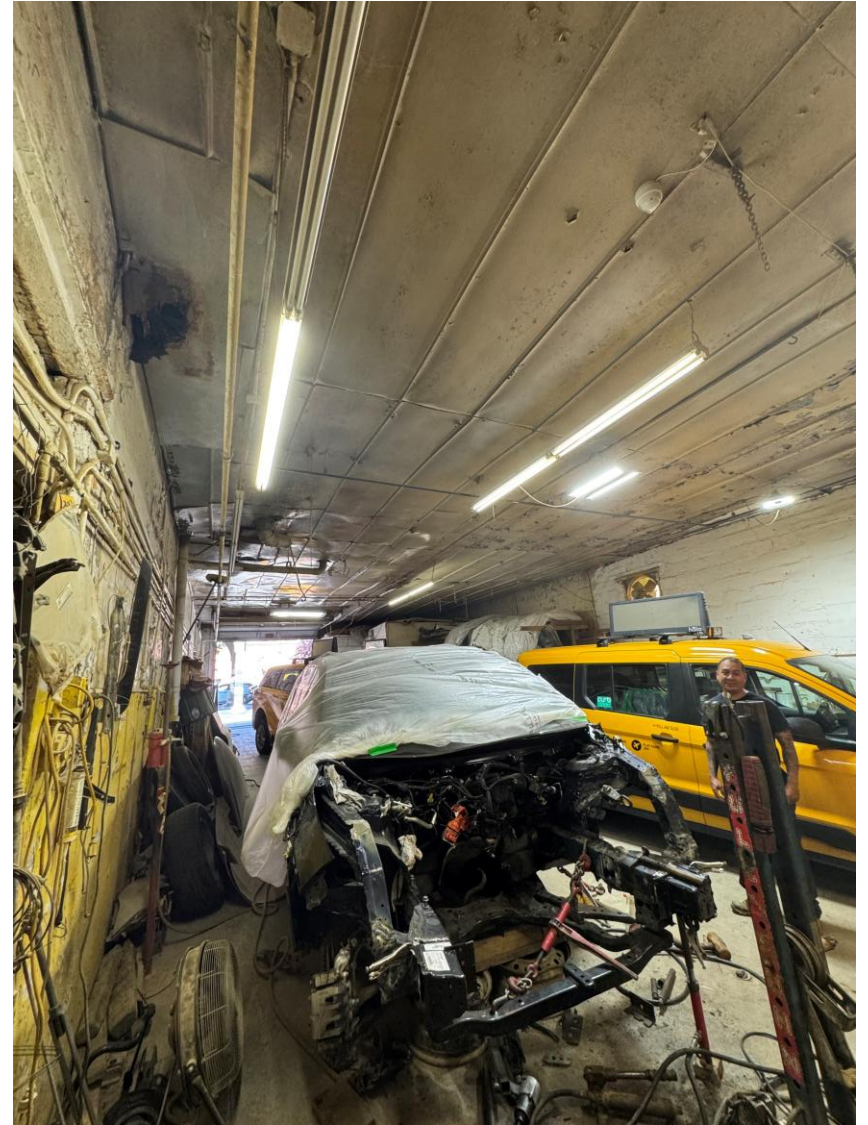
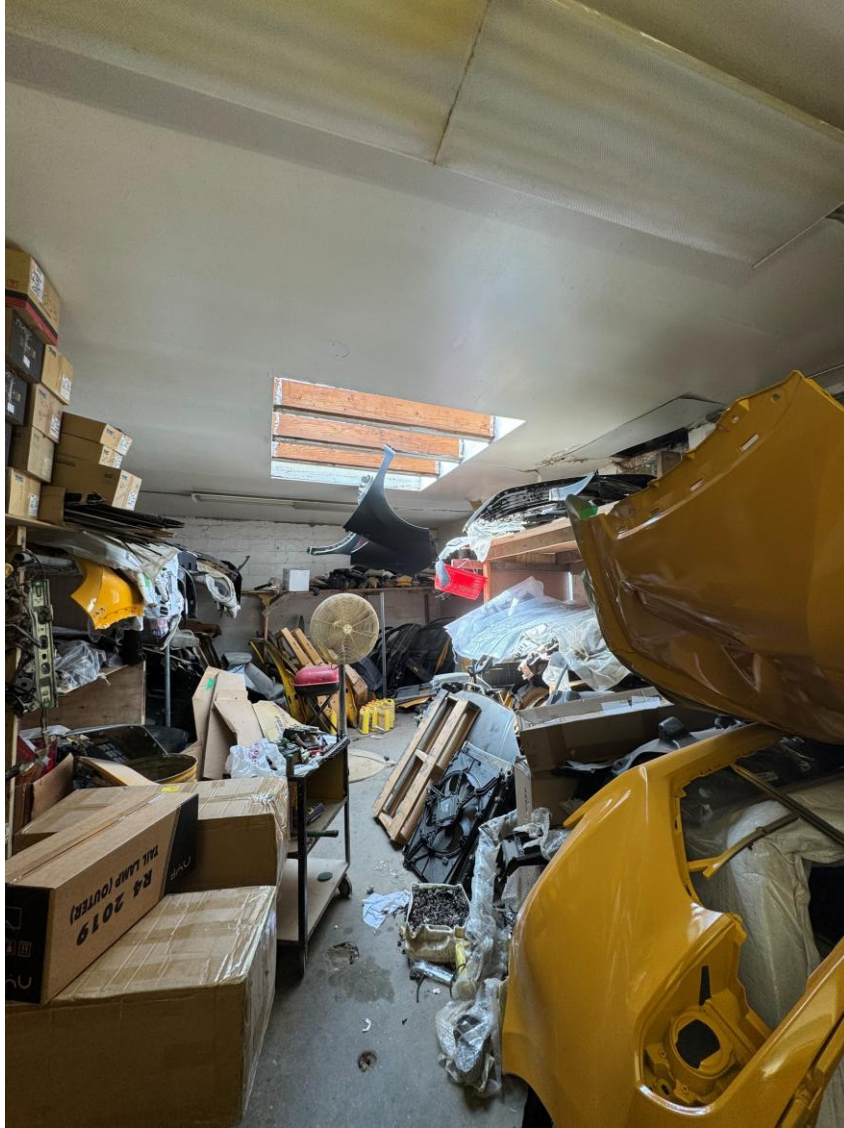
INTERIOR PHOTOS



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COMPARABLE SALES (Industrial)

<u>Address</u>	<u>Price</u>	<u>Square Footage</u>	<u>\$/ft²</u>	<u>Date Sold</u>
23-03 40 th Ave	\$1,650,000	2,500 ft ²	\$660	3/27/2025
36-09 34 th St	\$1,750,000	2,500 ft ²	\$700	6/20/2024
38-56 13 th St	\$1,500,000	2,504 ft ²	\$599	9/20/2023
31-81 42 nd St	\$1,800,000	2,500 ft ²	\$720	1/24/2024
37-38 31 st St	\$1,850,000.00	2,075 ft ²	\$891	4/13/2022



COMPARABLE SALES (3-Unit Multifamily)

<u>Address</u>	<u>Price</u>	<u>Square Footage</u>	<u>Date Sold</u>	<u>Units</u>
35-04 28th St	\$1,530,000.00	2,425 ft ²	6/23/2025	3
32-33 46th St	\$1,715,000.00	2,664 ft ²	4/30/2025	3
12-24 31st Dr	\$1,650,000.00	2,056 ft ²	8/9/2024	3
30-40 35th St	\$1,500,000.00	2,600 ft ²	3/27/2025	3
30-71 43rd St	\$1,680,000.00	2,532 ft ²	7/1/2024	3
31-38 45th St	\$1,700,000.00	2,536 ft ²	6/28/2024	3



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