

14-36 26th Ave
Astoria, NY 11102



NEW AMSTERDAM
TEAM

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KW Commercial and Sarri Realty Global have been exclusively retained for the sale of this corner mixed-use property in Astoria, NY.

This is a unique opportunity to purchase a multifamily building with 7 residential units and 1 commercial unit.

About the Building

- Built in 1931
- Four-story mixed-use building
- 7 residential units:
 - 1 two-bedroom unit
 - 6 three-bedroom units
- Total size: 7,288 square feet
- Commercial unit: Laundromat
- Protected tax class: 2B

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Income and Expenses

Income

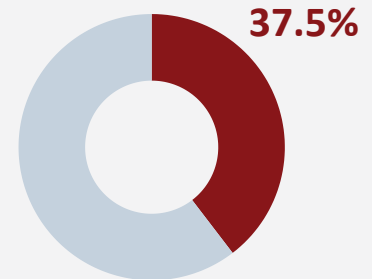
	Unit #	Monthly Actual	Size	Lease end	Type
Residential	1	\$933	2 bed / 1b	10/31/25	RS
	2	\$2,476	3 bed / 1b	2/28/27	FM
	3	\$1,447	3 bed / 1b	8/31/26	RS
	4	\$2,100	3 bed / 1b	5/31/26	FM
	5	\$2,218	3 bed / 1b	9/30/26	RS
	6	\$1,592	3 bed / 1b	7/31/26	RS
	7	\$2,319	3 bed / 1b		
Laundromat		\$5,000			
Montly		\$18,085			
Total Annual Income		\$210,509	← 3% Vacancy		
Net Operating Income		\$131,662			

Expenses

R.E. Taxes	\$34,915
Water & sewer	\$5,000
Electric	\$4,000
Heat gas	\$13,000
Super	\$3,000
Repairs/maint (3% GPR)	\$5,966
Insurance	\$7,000
Management	\$5,966

Total Expenses **\$78,847**

Expense Ratio



Type	Walk-up Apartment - Over Six Families with Stores (C7)
Lot size	25 x 85
Built size	25 x 76
Resi FAR	2.00
Allowed SF	4,300
Built SF	7,288
Air Rights	-2,988
Resi SF	5,380
Comm SF	1,900
Resi units	7
Comm Units	1
Tax Class	2B

Asking Price
\$2,300,000

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Each office is independently owned and operated.

