



**LANDAIR
PROPERTY
ADVISORS**

**Prime Astoria
Condo Development Site**

31-28 28th Road, Astoria, NY 11102

Presented by:

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Senior Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

31-28 28th Rd is a highly desirable development site in Astoria, Queens. Zoned R6B and situated on a 27' x 131' lot, the property offers approximately 7,074 buildable square feet, creating an excellent opportunity for a new residential project in one of the borough's most in-demand neighborhoods.

The site will be delivered vacant and includes an existing 1,910 square foot two-family home, giving a buyer a clear and straightforward path to redevelopment. With convenient access to the subway, the location is well suited for a boutique condominium building that aligns with strong buyer demand for new construction product in Astoria.

With Astoria continuing to see strong demand for new residential product, 31-28 28th Rd presents a compelling opportunity to execute a boutique condo development in a proven market. Recent sellouts in the area have exceeded \$1,300 per square foot, supporting an attractive basis and clear exit potential for a developer or investor.

PROPERTY HIGHLIGHTS

- 27' x 130' Lot Zoned R6B. 7,074 Buildable Sq. Ft. As-of-Right.
- Located 2 blocks from the N/W Subway stop at 30th Avenue/31st Street.
- Fully Detached Building reducing the cost of the demolition.
- Waived parking requirements due to the location in a transit zone.
- Thriving pocket of Astoria with condos exceeding \$1,300/SF and rentals exceeding \$65/SF.



OFFERING SUMMARY

Asking Price: **\$1,995,000**

Lot Size:	3,537
Zoning District	R6B
Residential BSF:	7,074
Price Per Buildable S.F.	\$282
Corner/Midblock:	Midblock
Street Frontage:	27.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	31-30 28th Road
Area	Astoria
Block/Lot	619/37
Lot Dimensions	27' x 131'
Lot Sq. Ft.	3,537

BUILDING INFORMATION

Building Type	Residential
Building Sq. Ft.	1,910
Total Units	2

NYC FINANCIAL INFORMATION

Assessed Value	\$52,580
Tax Rate	20.085%
Gross Taxes	\$10,847

ZONING INFORMATION

Zoning District	R6B
Base Floor Area Ratio (FAR)	2
Residential Buildable Sq. Ft.	7,074
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	2.4
UAP Buildable Sq. Ft.	8,488
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	7,074
Industrial FAR	-
Industrial Buildable Sq. Ft.	-

Tax Map



Zoning and Land Use Map (Zola)



PROPERTY PHOTOS



ADVISORY TEAM



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