

34-14 33rd Street

Astoria NY 11106

TZM Presented By:
TZM Realty Properties





34-14 33rd St

\$1,300,000

This multifamily property boasts six generously sized two-bedroom apartments, offering steady and reliable rental income in a prime location. Situated in the heart of Astoria, this property is conveniently located near a variety of dining, shopping, and cultural attractions, with excellent access to public MTA transportation ensuring a quick train ride to New York City, ensuring high tenant demand and long-term value. Each apartment features well-maintained interiors, providing a comfortable living environment for tenants, while the building itself offers potential for future value appreciation.

This is a remarkable opportunity for investors seeking a stable, income-generating property in a neighborhood known for its dynamic growth and strong community ties. Don't miss your chance to own a piece of Astoria!

For more information or to schedule a viewing, contact us today!



Price: \$1,300,000

No. Units: 6

Property Type: Multifamily

Property Subtype: Apartment

Apartment Style: Low Rise

Building Class: C

Sale Type: Investment

Cap Rate: 5.77%

Lot Size: 2,375 SF

Gross Building Area: 2,500 SF

No. Stories: 3

Year Built: 1923

Parking Ratio: 0/1,000 SF

Zoning Description: R5

APN / Parcel ID: 00609-0034

PRICING AND FINANCIAL ANALYSIS | 34-14 33rd Street



RENT ROLL

Unit	Unit Type	Legal Status	Lease End	SF	Current Rent	Security Deposit	Lease Ends
1F	2BR	RS	1/31/27	715	\$1,526.74	\$1,451.30	1/31/2027
1R	2BR	RS	9/30/27	700	\$1,403.59	\$1,308.32	9/30/2027
2F	2BR	RS	11/30/26	715	\$1,785.38		11/30/2026
2R	2BR	RS	11/30/26	700	\$1,838.13	\$1,838.13	11/30/2026
3F	2BR	RS	3/31/26	715	\$799.21	\$777.82	3/31/2026
3R	2BR	RS	6/31/26	750	\$1,692.71	\$1,696.83	6/30/2026

Monthly Rent: \$9,099.32

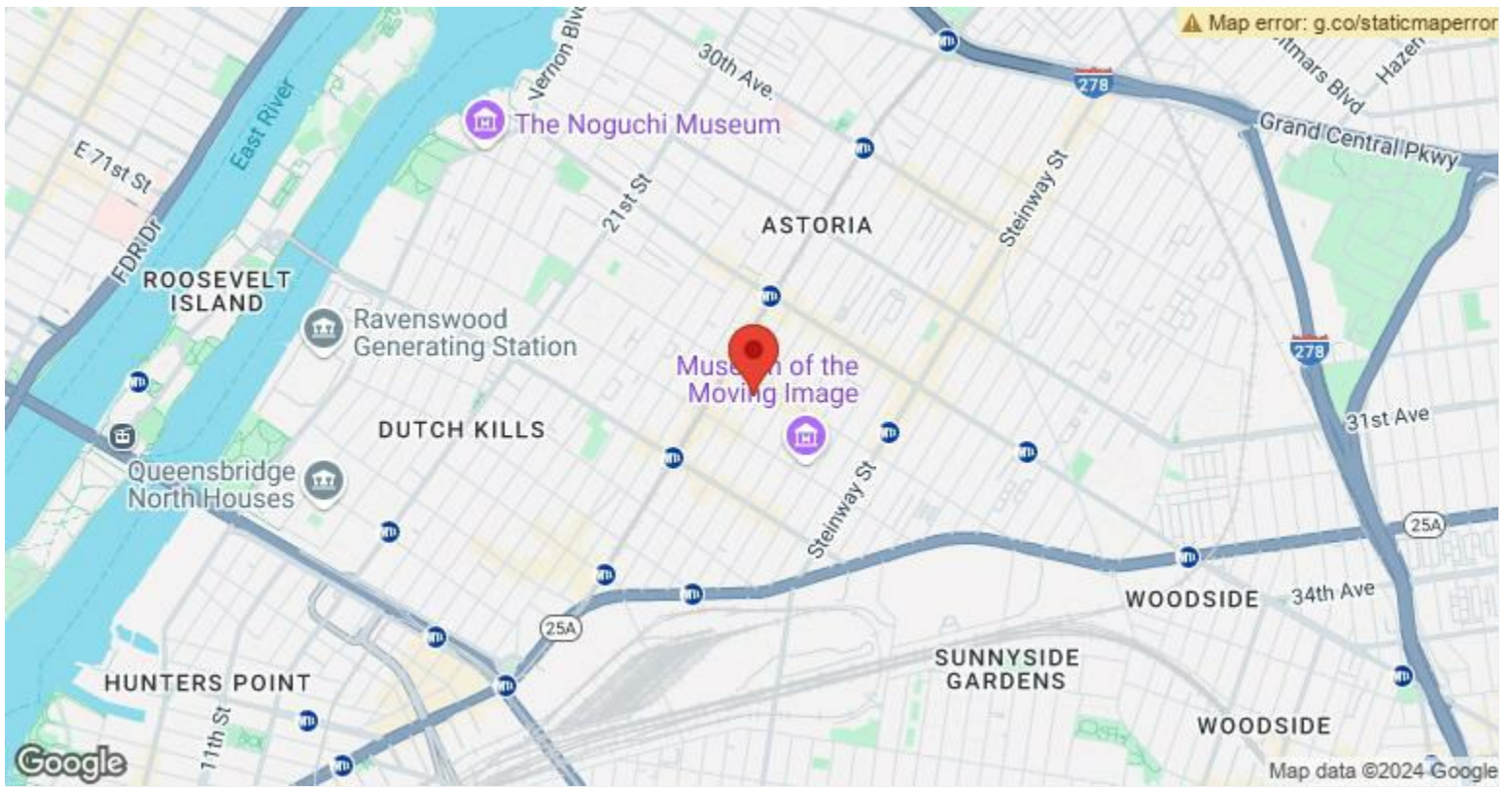
Annual Rent: \$109,191.84



OPERATING DATA

Income	Current
Gross Rent	\$ 109,191
Effective Gross Income	\$ 109,191

Expenses	Current
Real Estate Taxes	\$ 15,192
Insurance	\$ 2,689
Water & Sewer	\$ 3,054
Utilities	\$ 7,349
Management Fee	\$ 5,885
Total Expenses	\$ 34,169
Net Operating Income	\$ 75,022

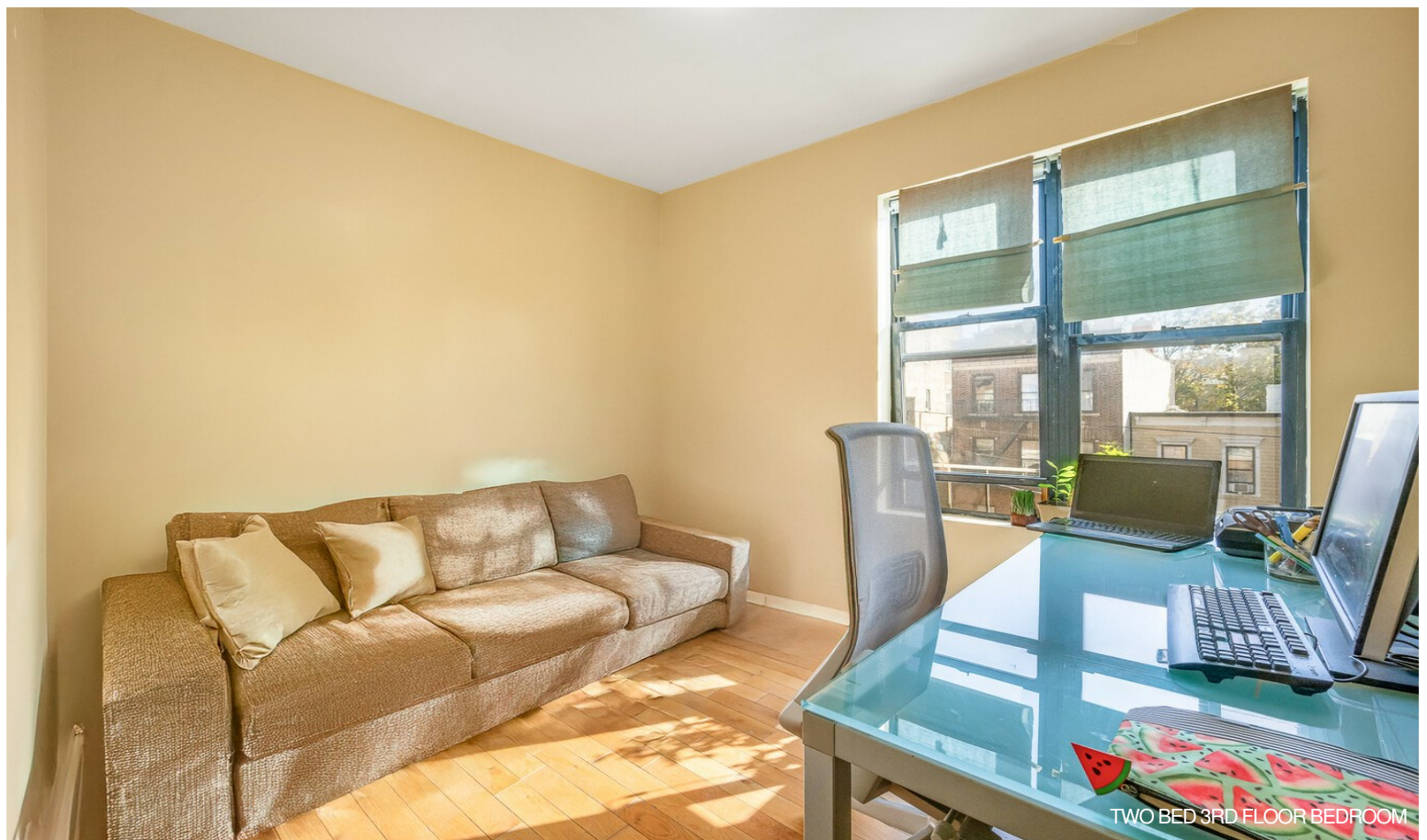


3414 33rd St, Astoria, NY 11106

Property Photos



TWO BED 3RD FL LIVING ROOM



TWO BED 3RD FLOOR BEDROOM

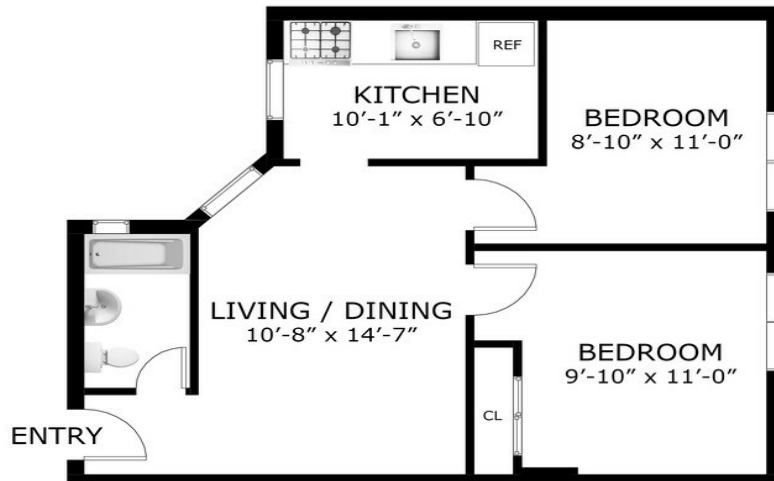
Property Photos



Property Photos



Apt 3F



34-14 33rd Street, Astoria, NY
Residential 6 Family

Property Photos



TWO BED 1ST FL LIVING ROOM



TWO BED 1ST FL BEDROOM

Property Photos



TWO BED 1ST FL BEDROOM 2

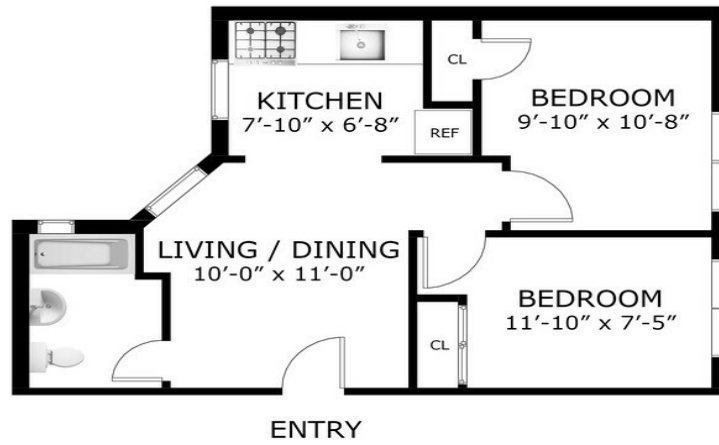


TWO BED 1ST FL KITCHEN

Property Photos



Apt 1F



34-14 33rd Street, Astoria, NY
Residential 6 Family

Property Photos



Property Photos



ROOF 2



BOILER ROOM HOT WATER TANK BASEMENT

Property Photos



BASEMENT METERS



BASEMENT METERS

Property Photos



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Astoria, NY 11106



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