



Prime Astoria Mixed-Use Property For Sale

📍 35-02 Ditmars Boulevard, Astoria, NY 11105

| Asking Price: \$7,500,000





CHASE GLOBAL
REALTY

Prime Astoria Mixed-Use Investment Property

Strong Income | Diversified Tenancy | Long-Term Appreciation

For Sale: \$7.5M



PROPERTY OVERVIEW

- 20 x 100 Lot
- Approx. 4,500 SF Usable Space
- 3-Story Mixed-Use Building
- Zoning: R5D / C1-3
- RE Tax: Approx. \$26,424/Year
- 5 Electric Meters | 2 Gas Meters



RENTAL INCOME

- 3 Retail Spaces
\$20,000 + \$3,000 + \$3,000/Month
- 2 Three-Bedroom Apartments
\$3,650 + \$3,750/Month

**Annual Income:
Approx. \$400,000**



INVESTMENT HIGHLIGHTS

- Prime Corner Exposure
- Commercial + Residential Income
- First-Floor Central A/C
- Sidewalk Heating System
- Full Basement with Storage
- Strong Foot & Vehicle Traffic
- Near Astoria-Ditmars Blvd Station
- N / W Trains to Manhattan



Sophia X. Yao

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LIC. RE Broker

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Co-List Agent
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