

26-01, 26-03, 26-05
2ND STREET

QUEENS, NEW YORK



3 CONTIGUOUS THREE FAMILY
BUILDINGS FOR SALE

BRIDGE

26-01, 26-03, 26-05 2ND STREET

QUEENS, NEW YORK

INVESTMENT SALES

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OVERVIEW

ADDRESS	26-01, 26-03, 26-05 2 nd Street
ASKING PRICE	\$4,200,000
NEIGHBORHOOD ASSET	ASTORIA
TYPE	MULTIFAMILY
BLOCK & LOT	914 - 114, 14, 113
GFA	2,766 2,898 2,898
LOT SIZE	69' x 50'
ZONING	R6
STORIES	3
NUMBER OF UNITS	9
YEAR BUILT/ALTERED	2005
2026 TAXES	\$7,270

INVESTMENT HIGHLIGHTS

THREE CONTIGUOUS 3-FAMILY BUILDINGS WITH INDOOR
COVERED PARKING

SIGNIFICANT CAPITAL IMPROVEMENTS COMPLETED
including boiler, roof and common areas

CONVIENTLY LOCATED NEAR MAJOR TRANSIT LINES

ATTRACTIVE WATERFRONT ASTORIA /
HALLETS POINT LOCATION

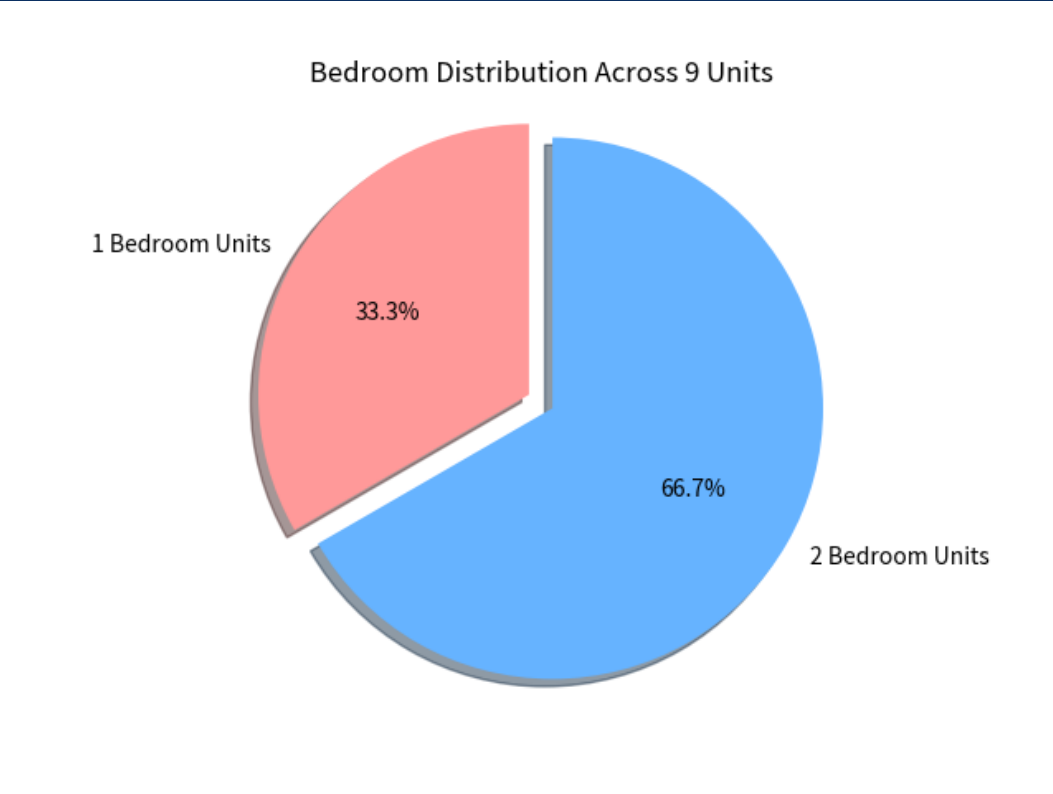
YEAR BUILT: 2005 — NEWER CONSTRUCTION WITH
MODERN FINISHES THROUGHOUT



RESIDENTIAL INCOME

UNIT	FLOOR	LAYOUT	SF	IN-PLACE RENTS	RPSF	PROJECTED
26-01	1	1BD 1BA	600	\$1,750	\$35	\$2,800
26-01	2	2BD 2.5BA	1,200	\$2,450	\$25	\$3,750
26-01	3	2BD 1BA	720	\$2,400	\$40	\$3,200
26-03	1	1BD 1BA	550	\$1,900	\$41	\$2,800
26-03	2	2BD 2BA	1,000	\$2,100	\$25	\$3,500
26-03	3	2BD 1BA	670	\$2,300	\$41	\$3,200
26-05	1	1BD 1BA	600	\$1,600	\$32	\$2,800
26-05	2	2BD 2BA	1,100	\$2,200	\$24	\$3,500
26-05	3	2BD 1BA	720	\$2,350	\$39	\$3,200
TOTALS			6,160	\$17,300		\$27,850

RESIDENTIAL UNIT MIX



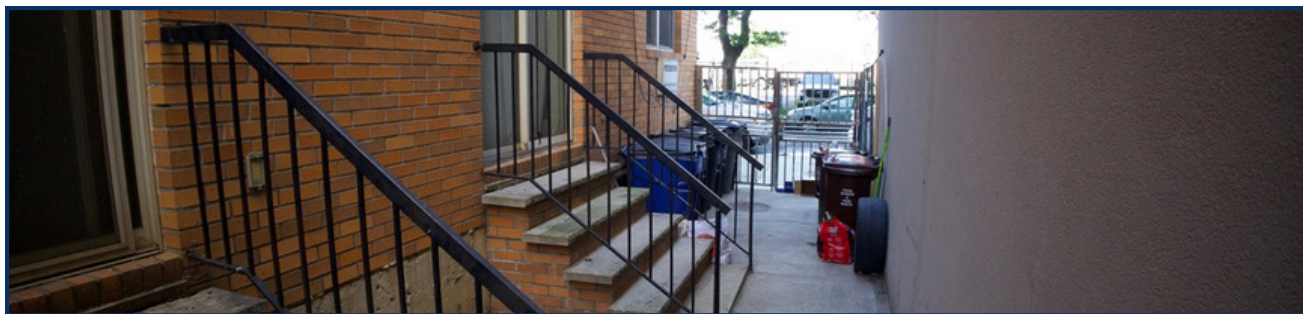
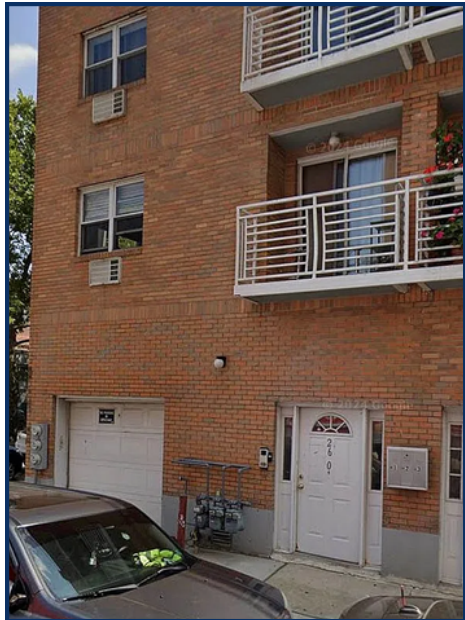
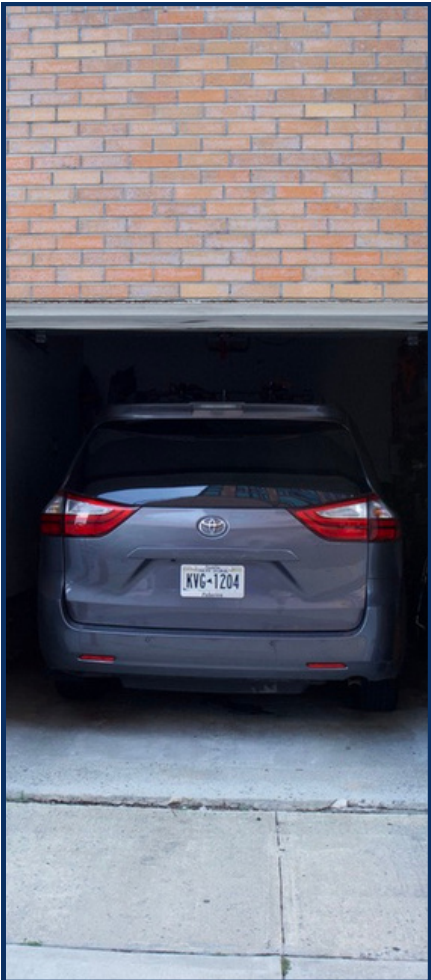


EXPENSE BREAKDOWN

	26-01 2 nd Street		26-03 2 nd Street		26-05 2 nd Street
TENANT	TOTAL (\$)		TOTAL (\$)		TOTAL (\$)
TAXES	\$2,500		\$2,423.44		\$2,423
INSURANCE	\$3,632		\$3,631.44		\$3,631
SUPER/GARBAGE	\$1,200		\$1,200		\$1,200
WATER	\$2,500		\$2,500		\$2,500
CON ED	\$0		\$0		\$720
TOTAL	\$9,755		\$9,755		\$10,474

INVESTMENT SUMMARY

TENANT	\$/SF	IN PLACE	PROJECTED
PGI	\$66.26	\$228,600	\$334,200
VACANCY (4%)	\$1.07	\$9,144	\$13,368
EGI	\$25.63	\$219,456	\$320,832
EXPENSES	\$3.50	\$29,985	\$29,985
NET OPERATING INCOME		\$189,471	\$290,847



OPPORTUNITY

The property at 26-01 2nd Street presents a compelling, low-maintenance investment opportunity within one of Queens' most dynamic and rapidly growing waterfront submarkets. Situated along the transforming Halletts Point peninsula in Astoria, this modern, three-family building sits in close proximity to the Astoria Ferry Landing, providing residents with a scenic and seamless commute directly into Long Island City, Roosevelt Island, and Manhattan. This unique transit-oriented location, paired with Astoria's highly desirable neighborhood lifestyle, drives consistent rental demand from young professionals and commuters.

Unlike older vintage assets, the property's 2005 construction offers a highly efficient, low-maintenance operational footprint. Featuring a practical layout of a first-floor 1-bedroom unit and two spacious 2-bedroom units on the upper floors, the building allows an investor to capture meaningful rental upside through light, targeted cosmetic updates. With New York City's multifamily vacancy rates remaining exceptionally low at approximately 2.8% and market rents continuing to rise, the macroeconomic environment strongly supports a strategic, light value-add strategy at this attractive entry basis.

The broader Astoria submarket has benefited from sustained private and public waterfront redevelopment, with neighboring mega-projects continually introducing new retail, parks, and dining options to the immediate corridor. As homeownership in New York City remains out of reach for a vast majority of the population, rental demand in premier Queens neighborhoods is expected to outpace much of the city. With thoughtful, hands-on asset management and minor unit refreshes, 26-01 2nd Street offers a stable, high-yielding asset poised to generate enhanced cash flow and steady long-term equity growth.

\$4.2M

ASKING
PRICE (\$)

\$490

PRICE PER
SQ FT

6.9%

PROJECTED
CAP RATE

NEIGHBORHOOD

37

AVERAGE AGE
IN OLD ASTORIA

\$120K

AVERAGE HHI
IN OLD ASTORIA

99/100

WALK SCORE IN
OLD ASTORIA

NEIGHBORHOOD OVERVIEW

Situated along the East River waterfront in Astoria, Queens, 26-01, 26-03, and 26-05 2nd Street sit within one of New York City’s oldest and most distinctive neighborhoods. Originally settled as Hallet’s Cove and incorporated as Astoria Village in 1839, the area evolved through waves of German, Irish, Italian, and Greek immigration into the richly layered community still known today as “Little Athens.” The immediate blocks reflect this waterfront character, with the three-family residences—built in 2005—just steps from Astoria Park, home to the city’s oldest and largest public pool, and the East River esplanade’s sweeping Manhattan skyline views.

Astoria has undergone a significant renaissance in recent decades, with waterfront developments like Halletts Point bringing new residential density alongside the neighborhood’s enduring stock of rowhouses and low-rise multifamily buildings, all while remaining well below Manhattan pricing. The area is anchored by 30th Avenue’s celebrated dining corridor and cultural institutions including the Museum of the Moving Image and Socrates Sculpture Park. With direct access to the N and W subway lines and NYC Ferry service to Manhattan, the neighborhood’s blend of old-world character and waterfront revival makes it one of Queens’ most compelling residential corridors.



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