



28-09 & 28-07 23rd Avenue

Portfolio of 2 Properties for Sale

An exceptional chance to acquire two side-by-side properties in the heart of Astoria's highly desirable 23rd Avenue corridor. 28-07 and 28-09 23rd Ave are being offered together, creating a rare assemblage opportunity with substantial development upside in one of Queens' strongest performing neighborhoods.

Combined, these properties sit on two 20 x 100 lots and fall within R5D zoning, allowing up to 4,000 buildable square feet per lot. For investors and developers, this presents massive potential to maximize FAR and create a larger-scale project in a prime location just two blocks from the N/W train line.



Michael Petrou

Sterling Realty
2817 23rd Ave, Astoria, NY 11105
michael@sterling23.com
(718) 626-3400



28-09 & 28-07 23rd Avenue

\$3,700,000

28-07 23rd Avenue: \$1,900,000

- Legal 1-Family with 1 Store
- One 3-Bedroom / 1-Bath Apartment
- Approx. 2,160 Sq Ft Existing
 - 2 car garage• 1000 Sq Ft Basement
- Lot Size: 20 x 100
 - Gas-Powered Heat
 - Property Taxes: Approx. \$7,400 Annually
 - Zoning: R5D (Up to 4,000 Buildable Sq Ft)

28-09 23rd Avenue: \$1,800,000

- Legal 2-Family Home
- Two 3-Bedroom / 1-Bath Apartments (Total: 6 Bedrooms, 2 Bathrooms)
- Approx. 2,160 Sq Ft Existing
 - 1,000 Sq Ft Basement
- Lot Size: 20 x 100
 - Gas-Powered Heat
 - Property Taxes: Approx. \$9,800 Annually
 - Zoning: R5D (Up to 4,000 Buildable Sq Ft)

Gross annual income: \$136,860.00

Net operating income: \$97,954



Price: \$3,700,000

Price / SF: \$967.83 / SF

Sale Type: Investment

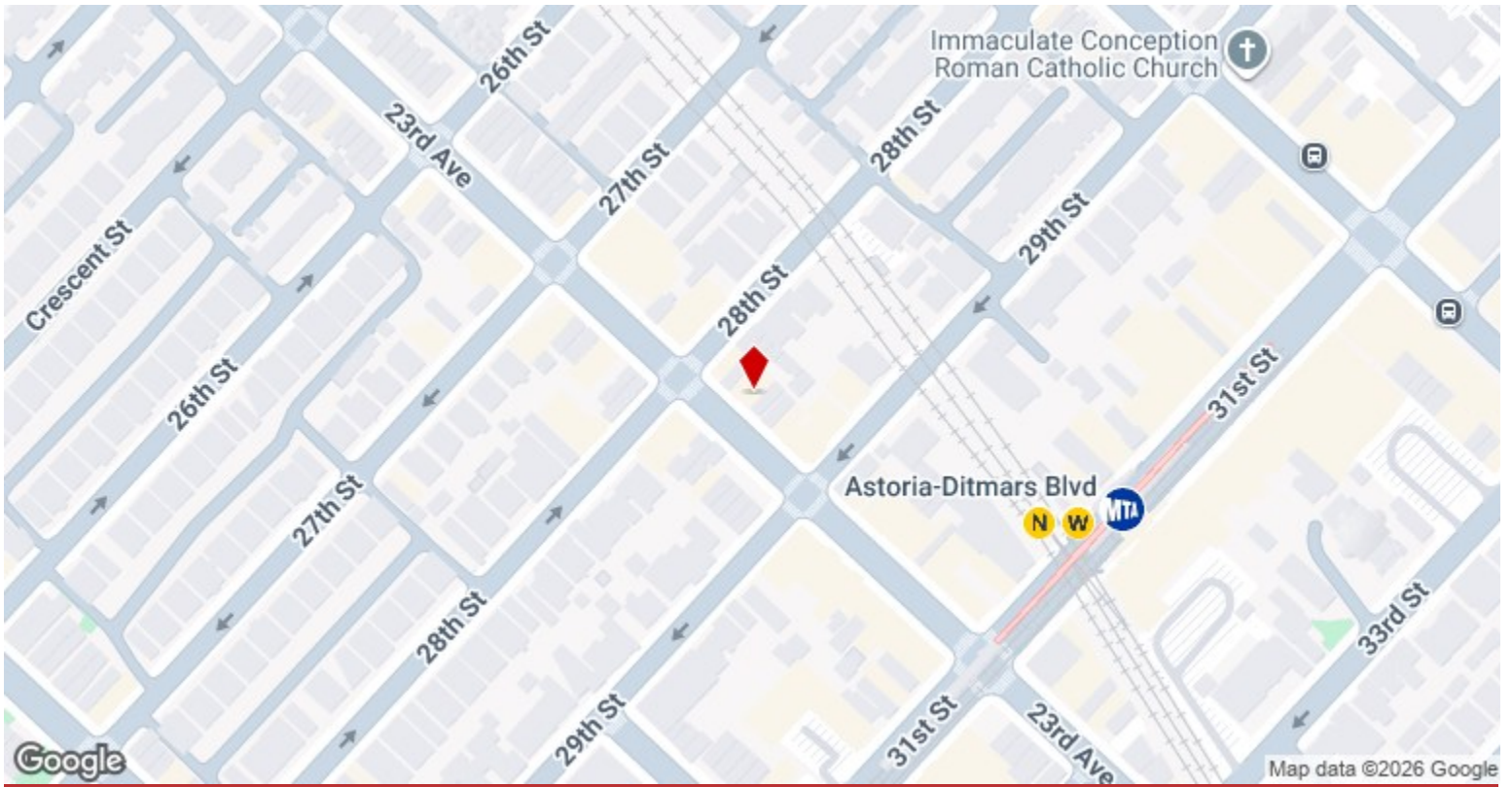
Status: Active

Number of Properties: 2

Total Building Size: 4,320 SF

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28-09 & 28-07 23rd Avenue

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 28-07 23rd Ave, Astoria, NY	Mix use 1 Family	2,160	1920	\$1,900,000
 2809 23rd Ave, Astoria, NY	2 Family	2,160	1920	\$1,800,000

Property Photos



Living room



Dining Room

Property Photos



Dining Room



Living room

Property Photos



Property Photos



Property Photos



Kitchen



Kitchen

Property Photos



Bedroom



Bedroom

Property Photos



Property Photos



Hall way



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Property Photos



Property Photos

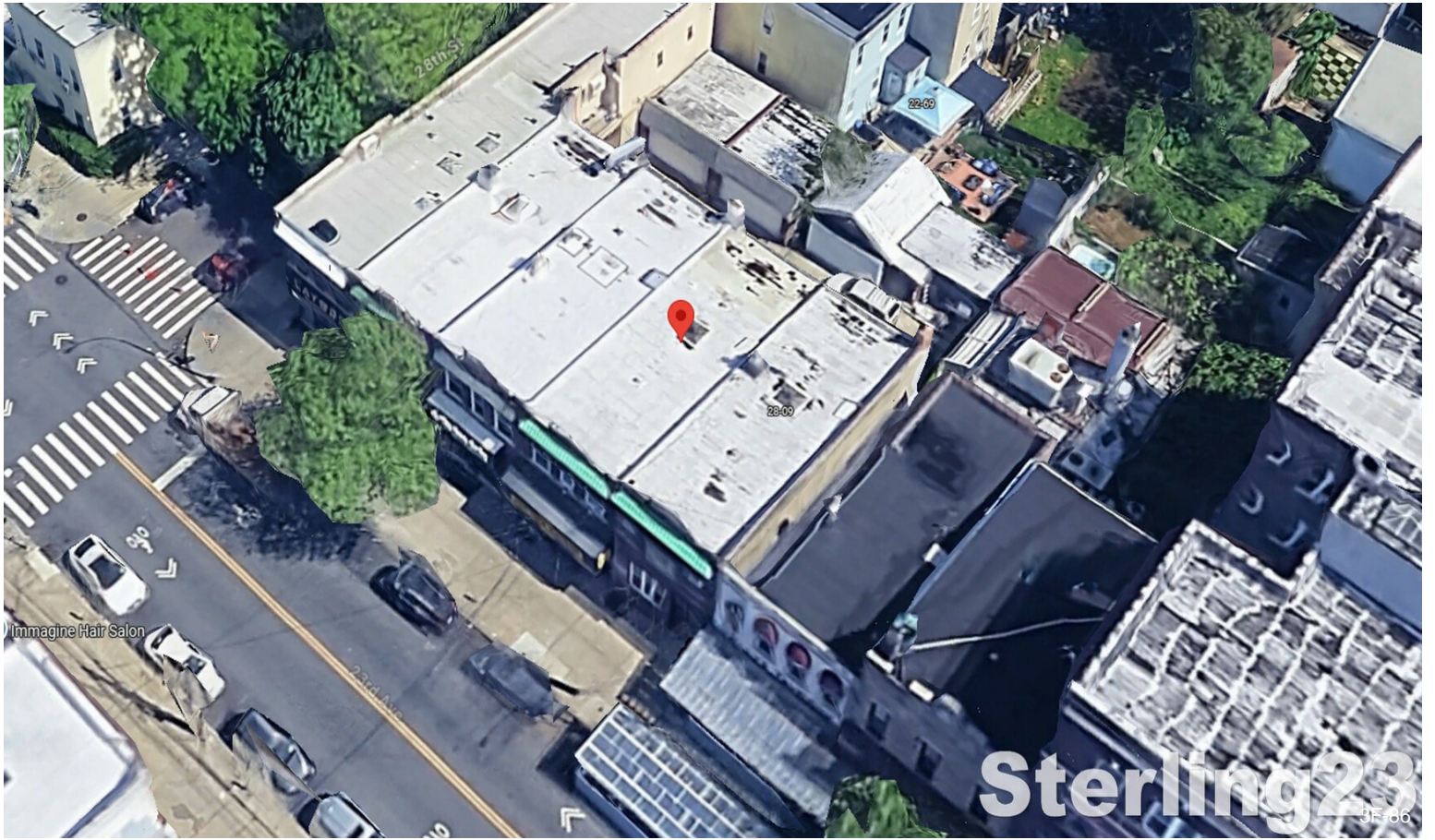


Basement



Basement

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



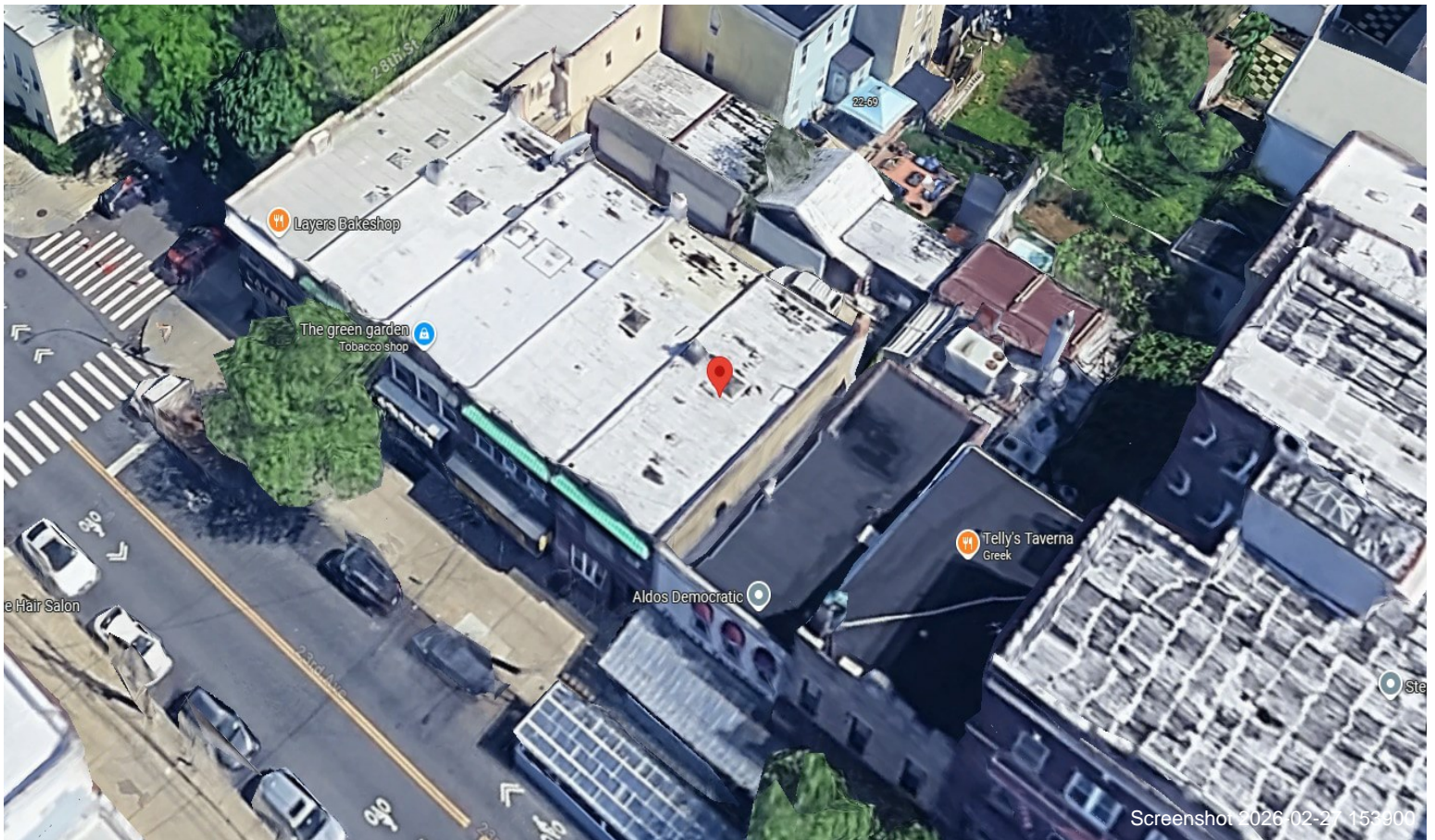
Property Photos



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