



**LANDAIR
PROPERTY
ADVISORS**

CORNER DEVELOPMENT SITE

5,443 SF ZONED R6A, C2-3
~21,227 MAX ZFA

8-48 ASTORIA BLVD, ASTORIA, NY, 11102

Presented By:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors ("Landair") has been retained as the exclusive broker to arrange the sale of 8-48 Astoria Boulevard, Astoria, NY 11102 – Block 513, Lots 2, 3, and 4 (the "Property").

The Property consists of a three-lot corner assemblage totaling 5,443 square feet, with overall lot dimensions of approximately 114' x 82' (irregular). Zoned R6A, C2-3, the site permits the development of a 16,329 Sq. Ft. market-rate residential building with (24) units. Alternatively, a 21,227 Sq. Ft. residential building can be built using the Universal Affordability Preference ("UAP").

The Property is located 0.7 miles from the Astoria Boulevard subway station (N/W trains) and 0.3 miles from the Astoria Ferry Landing at Halletts Point, providing convenient access to Manhattan.

The site will be delivered vacant, predominantly demolished, and sold free and clear of all claims, liens, and encumbrances, offering a clean development opportunity. Ownership acquired the Property through a court-supervised sale, completed key diligence items, and is now bringing the asset to market.

Please contact the listing agent for access to the Due Diligence Package.

PROPERTY HIGHLIGHTS

- **5,443 Sq. Ft. Total Lot size. Dimensions of 114' x 82' (IRR).**
- **Zoned R6A, C2-3, allowing for a 16,724 Sq. Ft. As-of-Right. 21,227 Sq. Ft. with UAP.**
- **Allows for a (34) unit Mixed-Use Building with Up to 21,227 ZFA.**
- **Conveniently located 0.7 miles from Astoria Boulevard Subway & 0.3 Miles from Astoria Ferry.**
- **Delivered Vacant with Clean Phase 1 & Architectural Survey.**
- **Corner designation allows for a 100% Lot Coverage Ratio.**

CLEAN PHASE 1 ESA

DELIVERED VACANT



OFFERING SUMMARY

Asking Price:	\$3,950,000
Lot Size:	5,443 Sq. Ft.
Zoning District:	R6A, C2-3
Market-Rate Residential ZFA:	16,329
UAP ZFA:	21,227
Price Per Buildable S.F. (Market):	\$241
Corner/Midblock/Through Lot:	Corner Lot
Street Frontage:	114.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	Block 513 Lot 2 Astoria	Block 513 Lot 3 Astoria	8-48 Astoria Boulevard
Area	Astoria	Astoria	Astoria
Block/Lot	513/2	513/3	513/4
Lot Dimensions	16.42x33	25x47	72.58x82
Lot Sq. Ft.	434	992	4,017

BUILDING INFORMATION

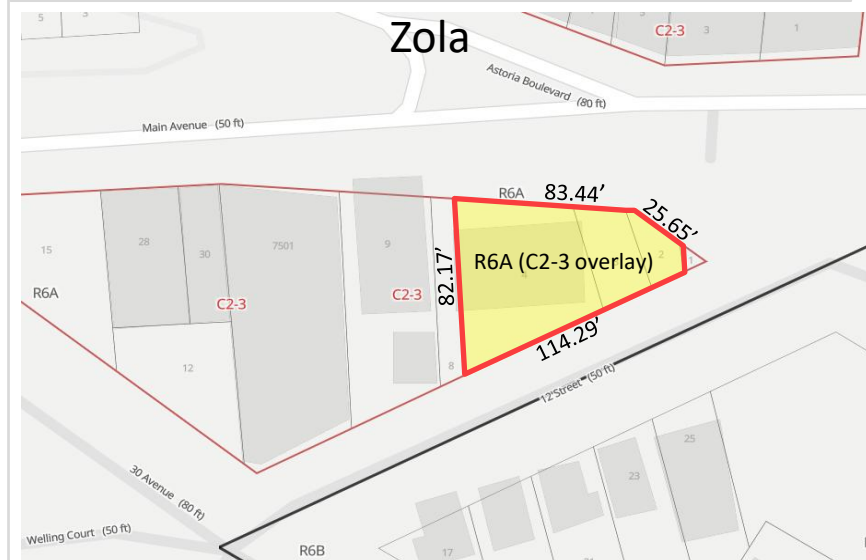
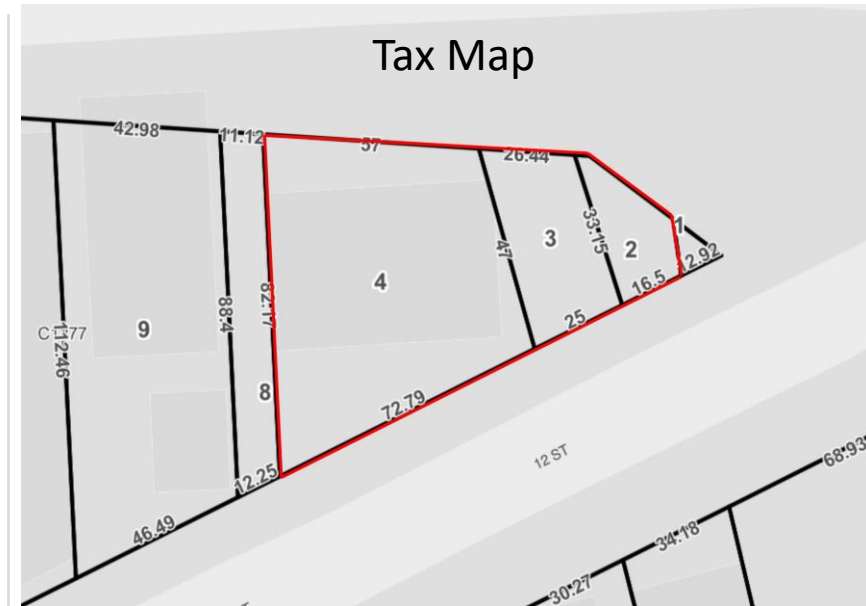
	Block 513 Lot 2 Astoria	Block 513 Lot 3 Astoria	8-48 Astoria Boulevard
Building Type	Vacant Lot	Vacant Lot	Commercial
Building Sq. Ft.	-	-	2,440
Total Units	-	-	1

NYC FINANCIAL INFORMATION

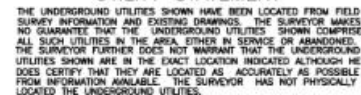
	Block 513 Lot 2 Astoria	Block 513 Lot 3 Astoria	8-48 Astoria Boulevard
Assessed Value	-	-	-
Tax Rate	10.592%	10.592%	10.592%
Gross Taxes	\$124	\$6,616	\$18,170

ZONING INFORMATION

	Block 513 Lot 2 Astoria	Block 513 Lot 3 Astoria	8-48 Astoria Boulevard
Zoning District	R6A, C2-3	R6A, C2-3	R6A, C2-3
Base Floor Area Ratio (FAR)	3	3	3
Residential Buildable Sq. Ft.	1,611	3,411	12,000
Commercial FAR	2	2	2
Commercial Buildable Sq. Ft.	1,074	2,274	8,000
Inclusionary FAR	-	-	-
Inclusionary Buildable Sq. Ft.	-	-	-
Community Facility FAR	3	3	3
Community Facility Buildable Sq. Ft.	1,611	3,411	12,000
Industrial FAR	-	-	-
Industrial Buildable Sq. Ft.	-	-	-



4



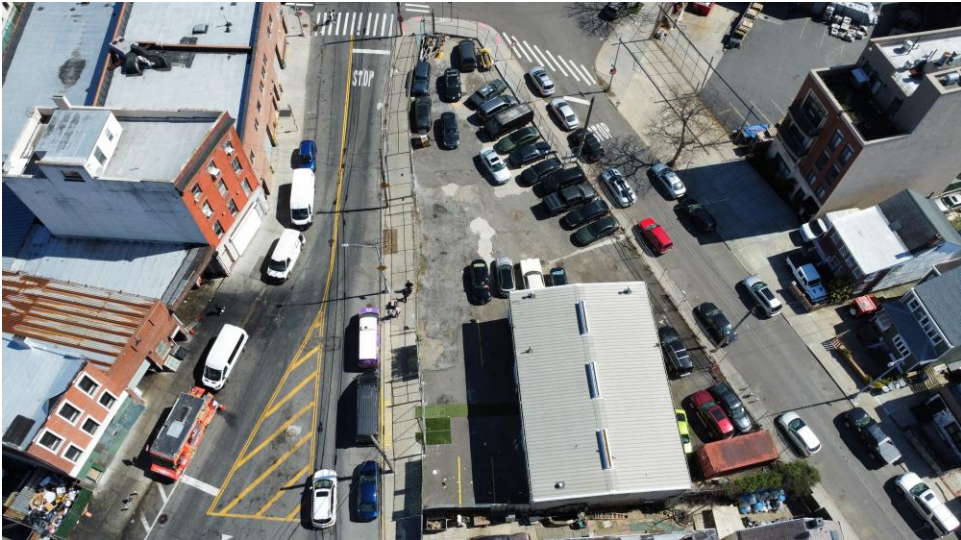
TAX MAP
SECTION 513
BLOCK 9,8,4,3,2,1
LOT

CERTIFIED TO:

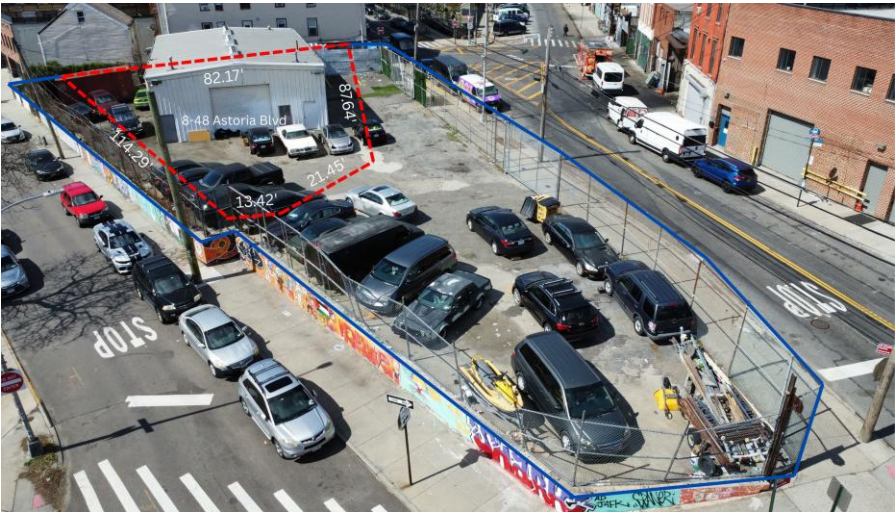
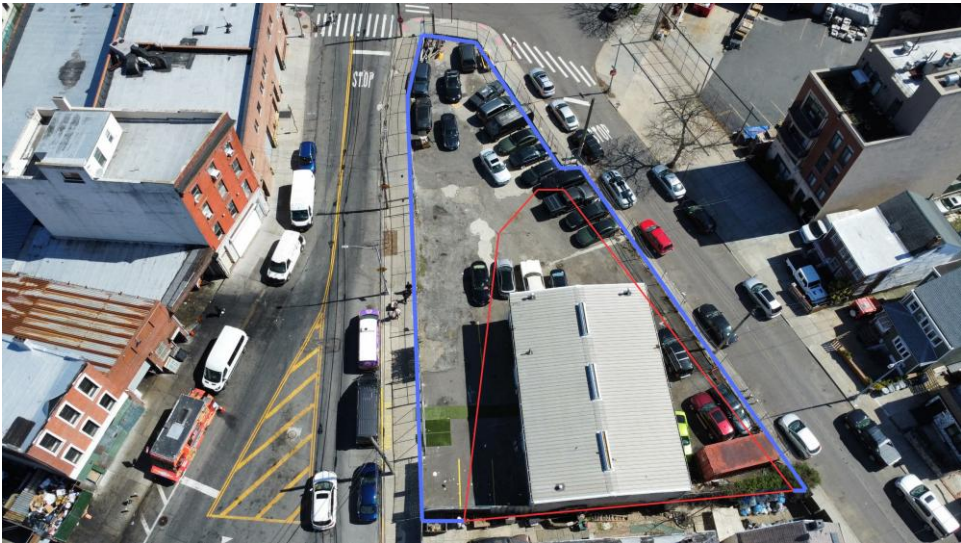
NEW YORK CITY BUILDINGS DEPARTMENT

ARCHITECTURAL SURVEY

PROPERTY PHOTOS



All areas outside the delineated boundary shall be restored and constructed as sidewalk for DOT use



ZONING ANALYSIS



8-48 ASTORIA BLVD., QUEENS NY 11102 - ZONING ANALYSIS FOR R6A/C2-3

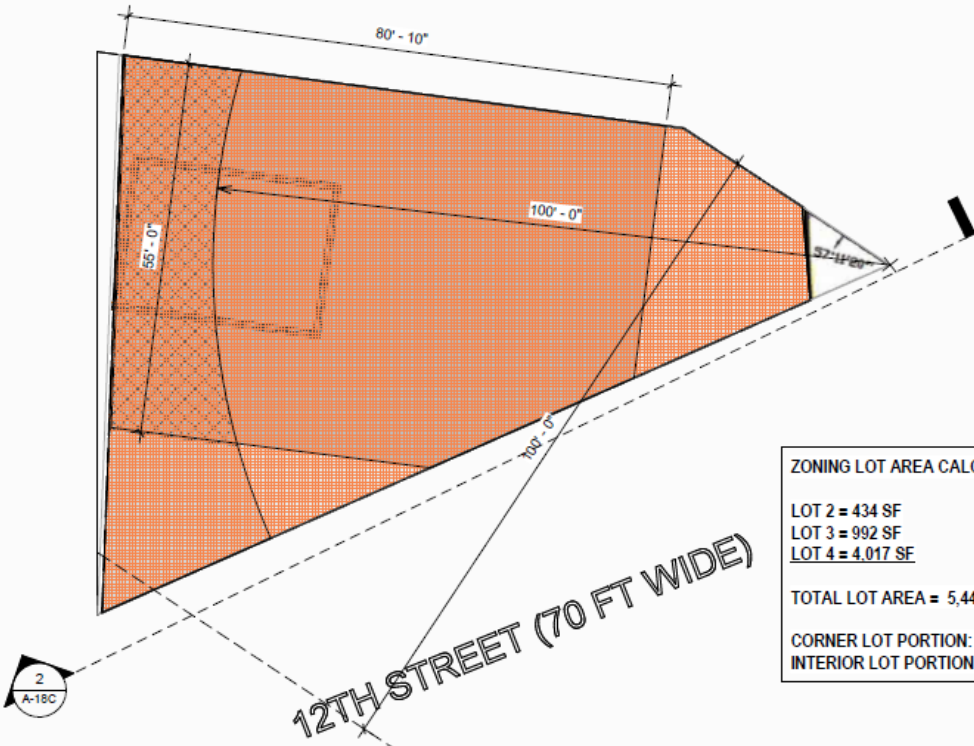
BLOCK	513	ZONE:	R6A/C2-3		R6A QAF		MAX DEVELOPABLE ZFA		Height & Setbacks (w/ QAHU):				40-65-95	REQ'D AFU (%):		R(0-BDRM)	R(1-BDRM)	R(2-BDRM)	R(3-BDRM)	
LOT(S)	2,3,4	MAX BLDG FAR					21,227.70	3,900	Parking Requirements 0% for Standard & 0% QHU				0 P.S. REQ'D	100% - 3.00/3.90(%) = 23.08%						
LOT AREA	5,443.00	MAX COMMERCIAL		2,000	10,886.00		10,886.00	2,000	Max Density = [MAX ZFA (BLDG)] / 680				31	MARKET RATE UNITS						
	R6A/C2-3	5,443.00	MAX RESI FAR	3,000	16,329.00	3,900	21,227.70	3,900	ULEB Z Deductions: 5% of ZFA (sf)				1,061.39	UAP UNITS						
	INNER TRANSIT ZONE = 0%		MAX COM FAR	3,000	16,329.00		16,329.00	3,000	per floor				212.28	TOTAL = 31 D.U.						
	COMBINED			RESIDENTIAL								COMMERCIAL			COMMUNITY FACILITY			ZFA	FAR	
	TOTAL GROSS	FLOOR HGT	ELEVATION	R(G)	R(DEDUCT)	R(Z)	R(F.A.R.)	R(D.U.)	R(0-BDRM)	R(1-BDRM)	R(2-BDRM)	R(3-BDRM)	C GFA	C ZFA	C FAR	CF GFA	CF ZFA	CF FAR	TOTAL ZFA	TOTAL FAR
			(NAVD EL.)																	
C	5,524.00	10.00	0.00	1,024.00	1,024.00	0.00	0.000						4,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000
1	5,524.00	9.68	10.00	1,024.00	200.00	824.00	0.151	0	0	0	0	0	4,500.00	4,500.00	0.83	0.00	0.00	0.00	5,324.00	0.978
2	4,024.00	8.00	19.68	4,024.00	2,044.00	1,980.00	0.364	4	1	2	1	0				0.00	0.00	0.00	1,980.00	0.364
3	4,024.00	9.33	27.68	4,024.00	544.00	3,480.00	0.639	7	1	5	1	0							3,480.00	0.639
4	4,024.00	9.33	37.01	4,024.00	544.00	3,480.00	0.639	7	1	5	1	0							3,480.00	0.639
5	4,024.00	9.33	46.34	4,024.00	544.00	3,480.00	0.639	7	1	5	1	0							3,480.00	0.639
6	4,024.00	9.33	55.67	4,024.00	544.00	3,480.00	0.639	6	0	4	2	0							3,480.00	0.639
7	0.00	9.33	65.00	0.00	0.00	0.00	0.000	0	0	0	0	0							0.00	0.000
8	0.00	9.50	74.33	0.00	0.00	0.00	0.000	0	0	0	0	0							0.00	0.000
R	539.56		83.83	539.56	539.56	0.00	0.000												0.00	0.000
ELEVATOR BLKD	0.00			0.00	0.00	0.00	0.000												0.00	0.000
	31,707.56	73.83		22,707.56	5,983.56	16,724.00	3.073	31	4	21	6	0	9,000.00	4,500.00	0.83	0.00	0.00	0.00	21,224.00	3.899
				TOTAL				100.00%	12.90%	67.74%	19.35%	0.00%								

ZONING FLOOR AREA & DEDUCTIONS BREAKDOWN																		
LEVEL	GROSS FLOOR AREA	ZR 12-10 (FA) DEDUCTIONS						SPECIAL FLOOR PROVISIONS FOR MULTI FAMILY ZR 23-23						TOTAL DEDUCTIONS	TOTAL RESIDENTIAL ZONING FLOOR AREA	TOTAL BUILDING ZONING FLOOR AREA	F.A.R.	
		(Max. 5% of max ZFA = 21,243 * 5% = 1,062 SQ. FT.)	SHAFT / OPEN TO BELOW	PLUMBING CHASE	MECH	PARKING	STAIR BULKHEAD	ZR 23-231 Floor area provisions for amenities (max. 5% of max ZFA)				REFUSE ROOM (32 D.U. * 3 SQ.FT. = 96 SQ.FT.)	PUBLIC CORRIDOR					
								RESIDENTIAL RECREATION ROOM (INDOOR)	REFUSE ROOM	STORAGE ROOM	LAUNDRY		LENGTH OF CORRIDOR (50%)					DAYLIGHTING THROUGH WINDOWS (50%)
CELLAR	5,524.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,524.00	0.00	0.00	0.000
1ST FLOOR	5,524.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	100.00	100.00	200.00	824.00	5,324.00	0.978
2ND FLOOR	4,024.00	213.00	25.00	75.00	50.00			1,500.00	0.00	0.00		21.00	80.00	80.00	2,044.00	1,980.00	1,980.00	0.364
3RD FLOOR	4,024.00	213.00	25.00	75.00	50.00				0.00	0.00		21.00	80.00	80.00	544.00	3,480.00	3,480.00	0.639
4TH FLOOR	4,024.00	213.00	25.00	75.00	50.00				0.00	0.00		21.00	80.00	80.00	544.00	3,480.00	3,480.00	0.639
5TH FLOOR	4,024.00	213.00	25.00	75.00	50.00				0.00	0.00		21.00	80.00	80.00	544.00	3,480.00	3,480.00	0.639
6TH FLOOR	4,024.00	213.00	25.00	75.00	50.00				0.00	0.00		21.00	80.00	80.00	544.00	3,480.00	3,480.00	0.639
7TH FLOOR	0.00	0.00	0.00	0.00	0.00				0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.000
8TH FLOOR	0.00	0.00	0.00	0.00	0.00				0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.000
ROOF	539.56				0.00		539.56					0.00	0.00	0.00	539.56	0.00	0.00	0.000
SUB-TOTAL		1,065.00	125.00	375.00	250.00	0.00	539.56	1,500.00	0.00	0.00	0.00	105.00	500.00	500.00	10,483.56			
								MAX ALL'D 19,842 * 5% = 993.12 SQ.FT. > PROP'D 369.89 SQ.FT., THEREFORE OK					1,000.00					
TOTAL	31,707.56															16,724.00	21,224.00	3.899

CORNER DESIGNATION

Project: 8-48 ASTORIA BLVD., QUEENS NY 11102

Date: 03/20/2026

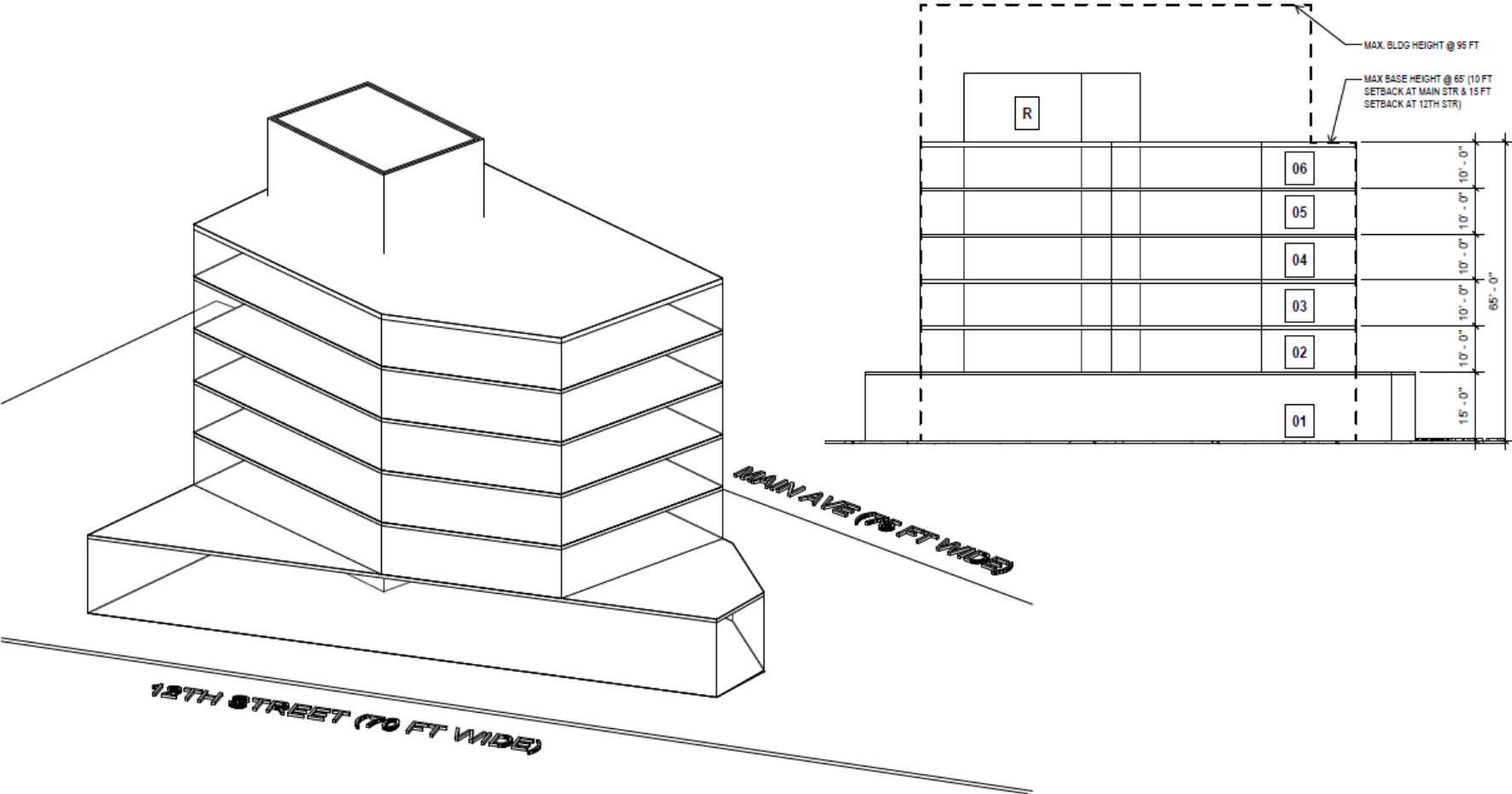


ZONING LOT AREA CALCULATION:	
LOT 2	= 434 SF
LOT 3	= 992 SF
LOT 4	= 4,017 SF
TOTAL LOT AREA = 5,443 SF	
CORNER LOT PORTION: 3,942 SF (3,942 SF MAX. LOT COVERAGE)	
INTERIOR LOT PORTION: 1,318 SF (1,054 SF MAX. LOT COVERAGE)	

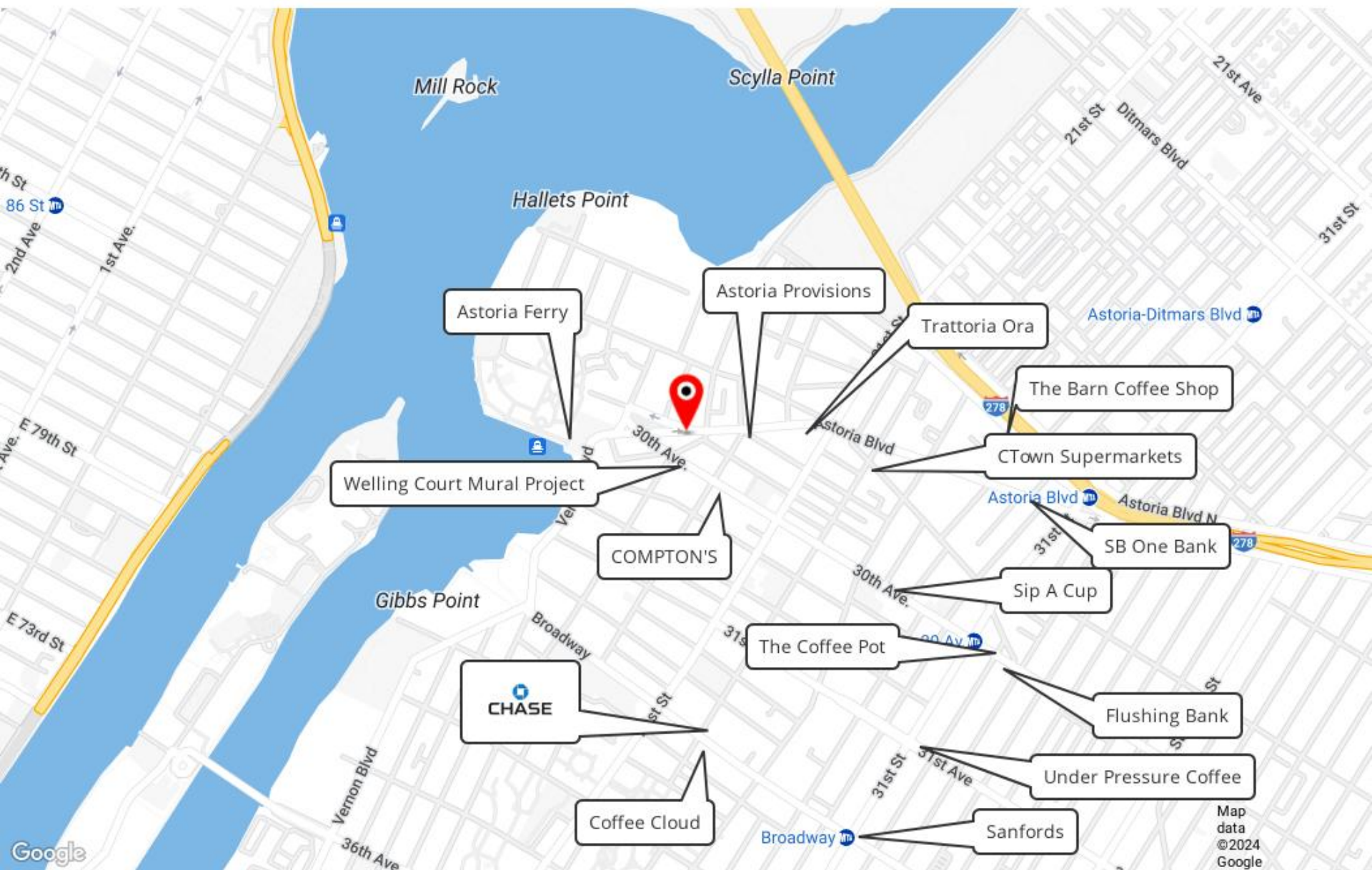
MASSING STUDY

Project: 8-48 ASTORIA BLVD., QUEENS NY 11102

Date: 03/20/2026



LOCATION MAP



ADVISORY TEAM



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