



**LANDAIR
PROPERTY
ADVISORS**

PRIME ASTORIA CONDO DEVELOPMENT SITE

31-30 28th Road, Astoria, NY 11102

Presented by:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Available for sale for the first time in 50 years, 31-30 28th Road is an ideally located development site in Astoria. The property is 27' wide and 130' deep and zoned R6B, allowing for the development of a ~7,100 Sq. Ft. residential building. The property is surrounded by new condo and rental developments in a thriving pocket of Astoria.

Fully detached on both sides, reducing the cost of demolition, the property is also not subject to lot-line windows on either side, alleviating concerns of neighbor disputes. Located 1 block from 30th Avenue, 31-30 28th Road is centrally located with convenient access to Astoria's famous food and nightlife scene. Additionally, it is (2) short blocks away from the 30th Avenue Subway Stop with access to Manhattan in under 25 minutes. Finally, the property is in a Transit-Zone, allowing the buyer to waive parking on the new project.

This is an exciting opportunity to build a boutique condo project in one of Astoria's best blocks.

PROPERTY HIGHLIGHTS

- 27' x 130' Lot Zoned R6B. 7,074 Buildable Sq. Ft. As-of-Right.
- Located 2 blocks from the N/W Subway stop at 30th Avenue/31st Street.
- Fully Detached Building reducing the cost of the demolition.
- No lot line windows on either side, expediting the construction process.
- Waived parking requirements due to the location in a transit zone.
- Thriving pocket of Astoria with condos exceeding \$1,300/SF and rentals exceeding \$65/SF.
- (1) Block from 30th Avenue with Access to Astoria's Famous Nightlife.



OFFERING SUMMARY

Asking Price:	\$1,995,000
Lot Size:	3,537
Zoning District	R6B
Residential BSF:	7,074
Price Per Buildable S.F.	\$282
Corner/Midblock:	Midblock
Street Frontage:	27.00 ft
Tenancy:	Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	31-30 28th Road
Area	Astoria
Block/Lot	619/38
Lot Dimensions	27' x 131'
Lot Sq. Ft.	3,537

BUILDING INFORMATION

	31-30 28th Road
Building Type	Residential
Building Sq. Ft.	1,910
Total Units	2

NYC FINANCIAL INFORMATION

	31-30 28th Road
Assessed Value	-
Tax Rate	20.085%
Gross Taxes	\$10,561

ZONING INFORMATION

	31-30 28th Road
Zoning District	R6B
Base Floor Area Ratio (FAR)	2
Residential Buildable Sq. Ft.	7,074
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	2.4
UAP Buildable Sq. Ft.	8,488
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	7,074
Industrial FAR	-
Industrial Buildable Sq. Ft.	-





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