

FOR LEASE



29-34 30th Avenue

Astoria, Queens, NY 11102

One Story 3,045 SF Commercial Building

Additional Air Rights

At Athens Square Park

Rent: TBD, Net

RE Taxes: \$48,392

Metro Commercial & Business Brokers, Inc.

www.metrocbb.com#

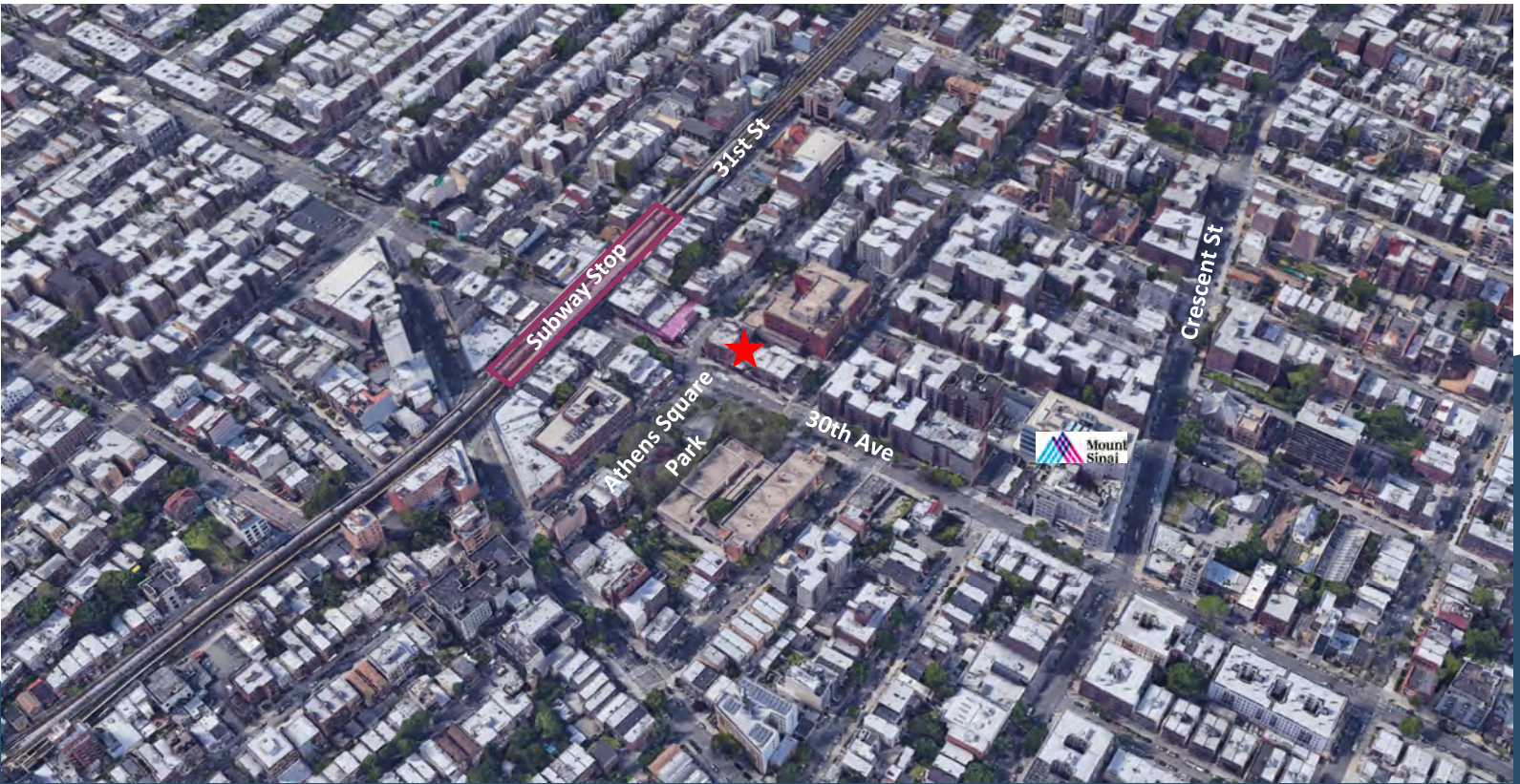
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Located in densely populated middle income neighborhood. 30th Avenue at Athens Square is one of Astoria's busiest commercial shopping streets and is home to many national, regional and local businesses. Subway is one block away (N and W lines), Q18 and Q102 bus lines are also located nearby. Mt. Sinai Queens Hospital is located nearby



PROPERTY INFORMATION

Address: 29-34 30th Avenue
Astoria, NY 11102
Queens County

Block/Lot: 592/28
Lot Size: 3,500 SF (35' x 100')

One Story Plus Basement Commercial Building
Building Area 1st Floor: 3,045 SF (35' x 87')
Building Area Basement: 1,500 SF

RE Tax \$48,392

DEMOGRAPHICS

2020	1 Mile	2 Mile	3 Mile
Estimated Population	147,728	486,771	1,008,466
Households	62,511	238,192	458,148
Average Household Income	\$91,856	\$113,915	\$114,171
Median Household Income	\$71,662	\$82,409	\$79,175

ZONING

C4-2A Built FAR 1.60
FAR Commercial: 3.00
FAR Residential: 3.00
FAR Community: 3.00

The information contained herein has either been given to us by owner of the property or obtained from sources that we deemed reliable. We have no reasons to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. The value of this prospective investment is dependent upon these estimates and assumptions as well as the investment income, the tax bracket, zoning information and other factors which your tax advisor, architect and legal counsel should evaluate. The prospective buyer should carefully verify each item of income, measurements, zoning and all other information contained herein. We bear no responsibility for misprint or inaccurate information.

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Astoria is a dense multicultural neighborhood of multi family residences and small businesses in Queens. 30th Avenue at Athens Square Park is a busy pedestrian Street known for its multiethnic restaurant shops and businesses. Mt. Sinai Queens Hospital is located 2 block west on 30th Avenue. The area is home to a variety of traditional ethnic eateries and trendy spots. The Museum of the Moving Image, with its exhibits about film, television and digital media, is a top draw. The open-air Bohemian Beer Garden and Astoria Park hum with activity in warm weather. 30th Avenue has excellent pedestrian and vehicular traffic with the very busy 30th Ave Subway Stop (17,906 riders per day) one block east.

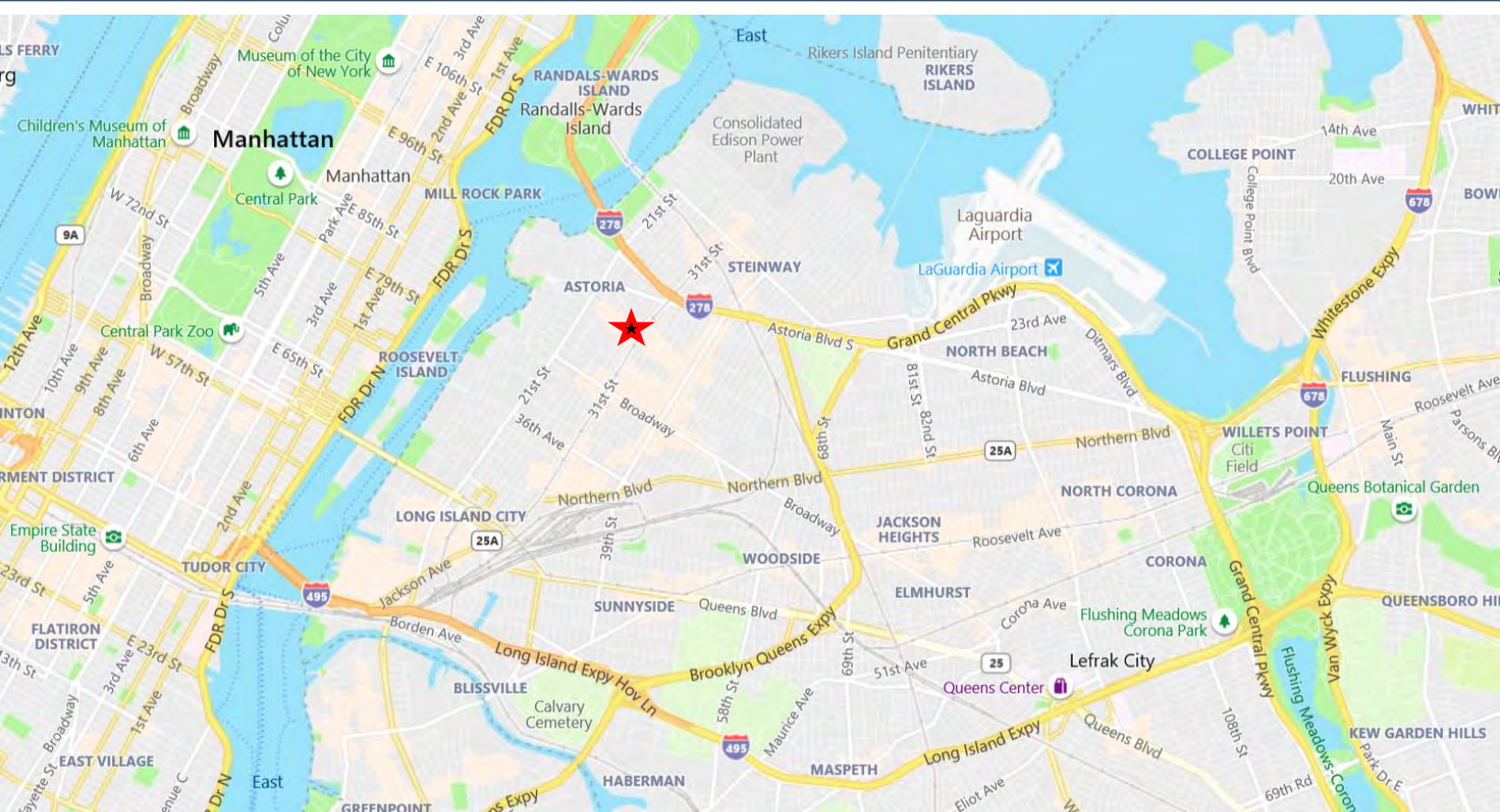
SUBWAY LINES INCLUDE: N & W lines (17,906 rider per day)

BUS LINES INCLUDE: Q18 and Q102

15 MINUTES DRIVE TO LAGUARDIA

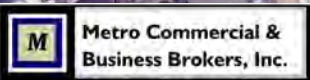
15 MINUTES DRIVE TO MIDTOWN MANHATTAN

10 MINUTES WALK TO THE MUSEUM OF MOVING

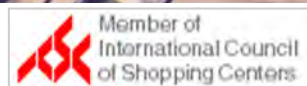


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ALTA/NSPS Land Title Survey

SNB-2019-NY PORTFOLIO

Surveyor Certification

SNB-ATHENS SQUARE
29-34 30th AVENUE
LONG ISLAND CITY, NY 11102
County of QUEENS

To: AmTrust Title Insurance Company; Royal Abstract of New York LLC; DLC MANAGEMENT CORP.; and American National, LLC. This is to Certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7a, 7b, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on March 12, 2019.

Joy M. Schwanell, P.S., J.D.
New York Registration No. 050981
Field Date: March 12, 2019
Date of Last Revision: March 25, 2019
Network Reference: 20190272-3



Legal Description

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Borough and County of Queens, City and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of 30th Avenue (Grand Avenue) distant 52 feet 1/4 of an inch westerly from the corner formed by the intersection of the southerly side of 30th Avenue and the westerly side of 30th Street (First Avenue);

RUNNING THENCE westerly along said 30th Avenue, 35 feet;

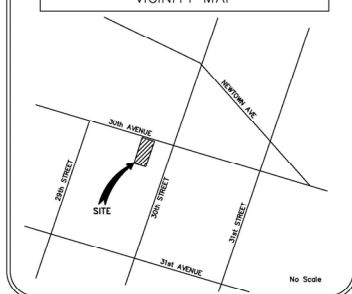
THENCE southerly parallel with said 30th Street, 100 feet;

THENCE easterly and parallel with said 30th Avenue, 35 feet;

THENCE northerly and again parallel with said 30th Street, 100 feet to the point or piece of BEGINNING.

The surveyed property, described above, is the same as that found in AmTrust Title Insurance Company Commitment No. 911967, dated February 28, 2018.

VICINITY MAP



No Scale

PARKING TABLE

THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY. PARKING IS PERMITTED ALONG 30th AVENUE.

ZONING INFORMATION

ZONING INFORMATION HAS NOT BEEN PROVIDED TO SURVEYOR PURSUANT TO TABLE A ITEM 6(c) AND 6(b).

Legend of Symbols & Abbreviations

1/2" CAPPED IRON	⊙	TREE	○
POWER POLE	⊕	MAIL BOX	⊞
PARKING METER	⊞	ELECTRIC TRANSFORMER BOX	⊞
LIGHT POLE	⊞	WATER SPIGOT	⊞
ELECTRIC METER	⊞	WATER VALVE	⊞
BELL TELEPHONE MANHOLE	⊞	FIRE HYDRANT	⊞
GAS METER	⊞	SANITARY MANHOLE	⊞
TELEPHONE PEDESTAL	⊞	STORM CATCH BASIN (SQUARE)	⊞
MONITORING WELL	⊞	STORM CATCH BASIN (ROUND)	⊞
FLAG POLE	⊞	STORM SEWER MANHOLE	⊞
GRAVEL	⊞	BUILDING LINE	⊞
CONCRETE	⊞	OVERHEAD ELECTRIC LINE	⊞

Miscellaneous Notes

- MN1 Some features shown on this plot may be shown out of scale for clarity.
- MN2 Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to as required meridians and are used to denote angles only. Measurements were found at points where indicated.
- MN3 The basis of bearings for this survey is N50°00'00"W (assumed), on the southerly line of 30th Avenue.
- MN4 All of the various survey monuments shown on this plot as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- MN5 At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
- MN6 At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- MN7 At the time of survey, there was no observable evidence of site use as a solid waste dump, pump or sanitary landfill.
- MN8 At the time of survey, there was no observable evidence of site use as a cemetery or burial ground.
- MN9 All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- MN10 Subject parcel contains 0.08 Acres (3,500 square feet), more or less.
- MN11 All utilities shown hereon are from above ground visible evidence only. A request was made (Table A Item 11) but no utilities were marked/found at time of field survey.
- MN12 No evidence of potential wetlands were observed on the Subject Property at the time the survey was conducted, nor have we received any documentation of dry wetlands being located on the Subject Property.
- MN13 Property Address: 29 30th Avenue (from record documents)
- MN14 The Property has pedestrian access to 30th Avenue, a dedicated public Right of Way, but no direct vehicular access.
- MN15 There were apparent division or party walls found on subject property at time of field survey.
- MN16 There were no plottable offsite easements or servitudes disclosed in documents provided to or obtained by surveyor.

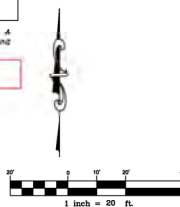
Utility Notes

All utilities shown hereon are from above ground visible evidence only. A request was made (Table A Item 11) but no utilities were marked/found at time of field survey.

Encroachment Statement

THERE WERE NO VISIBLE ENCROACHMENTS AT TIME OF FIELD SURVEY.

FLOOD NOTE: By graphic plotting only, this property is in Zone of the Flood Insurance Rate Map/Community Panel No. 2605700043C, which bears an effective date of 10/18/2011 and is not in a Special Flood Hazard Area.



SCHEDULE B EXCEPTIONS

THERE WERE NO EASEMENTS, RESTRICTIONS, COVENANTS OR OTHER SURVEY MATTERS REVEALED IN SCHEDULE B OF THE TITLE COMMITMENT TO BE PLOTTED OR AFFECTING SUBJECT PROPERTY.

Sheet 1 of 1

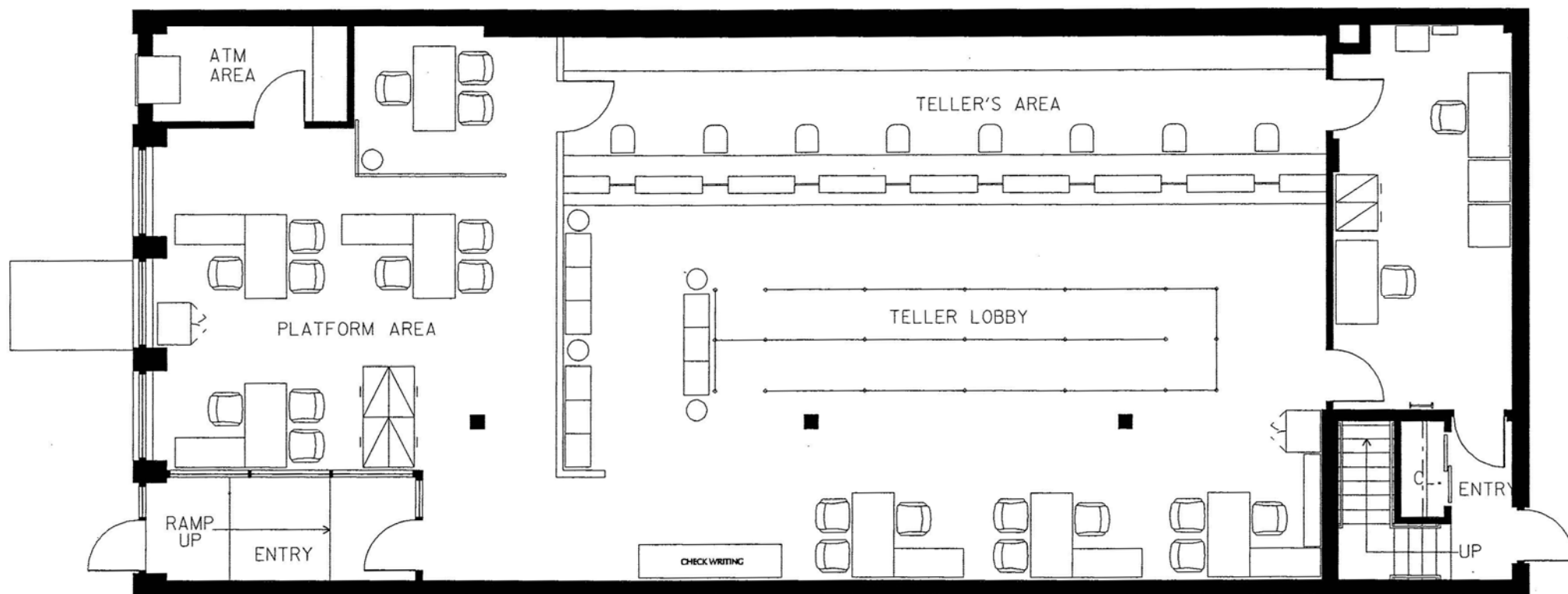


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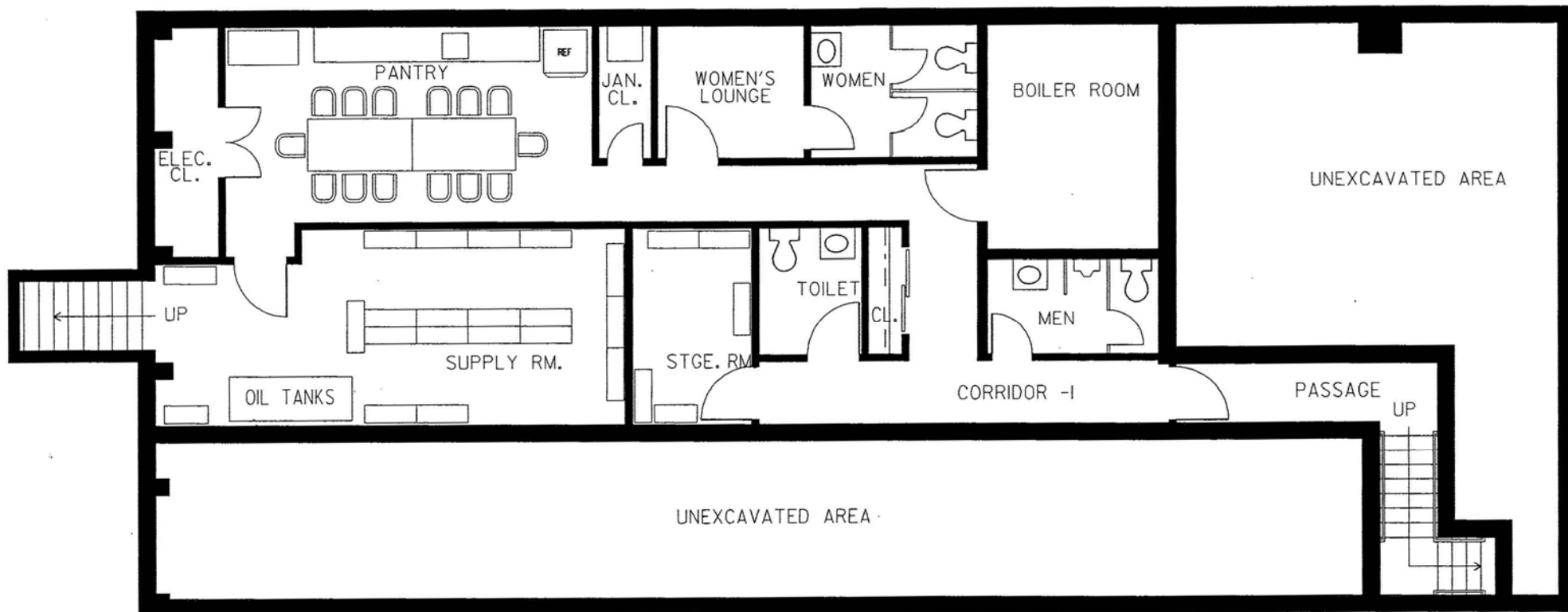


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