

**\$2,390,000**  
**FOR SALE: ~~\$2,590,000~~**



**30-16 Steinway Street**

**Astoria, Queens, NY 11103**

**TWO Story Commercial Building**

**Can Be Delivered Vacant Additional Air Rights**

**Metro Commercial & Business Brokers, Inc.**

**[www.metrocbb.com](http://www.metrocbb.com)#**

John Wilmarth 516 640-5440 x 1  
[john@metrocb.com](mailto:john@metrocb.com)

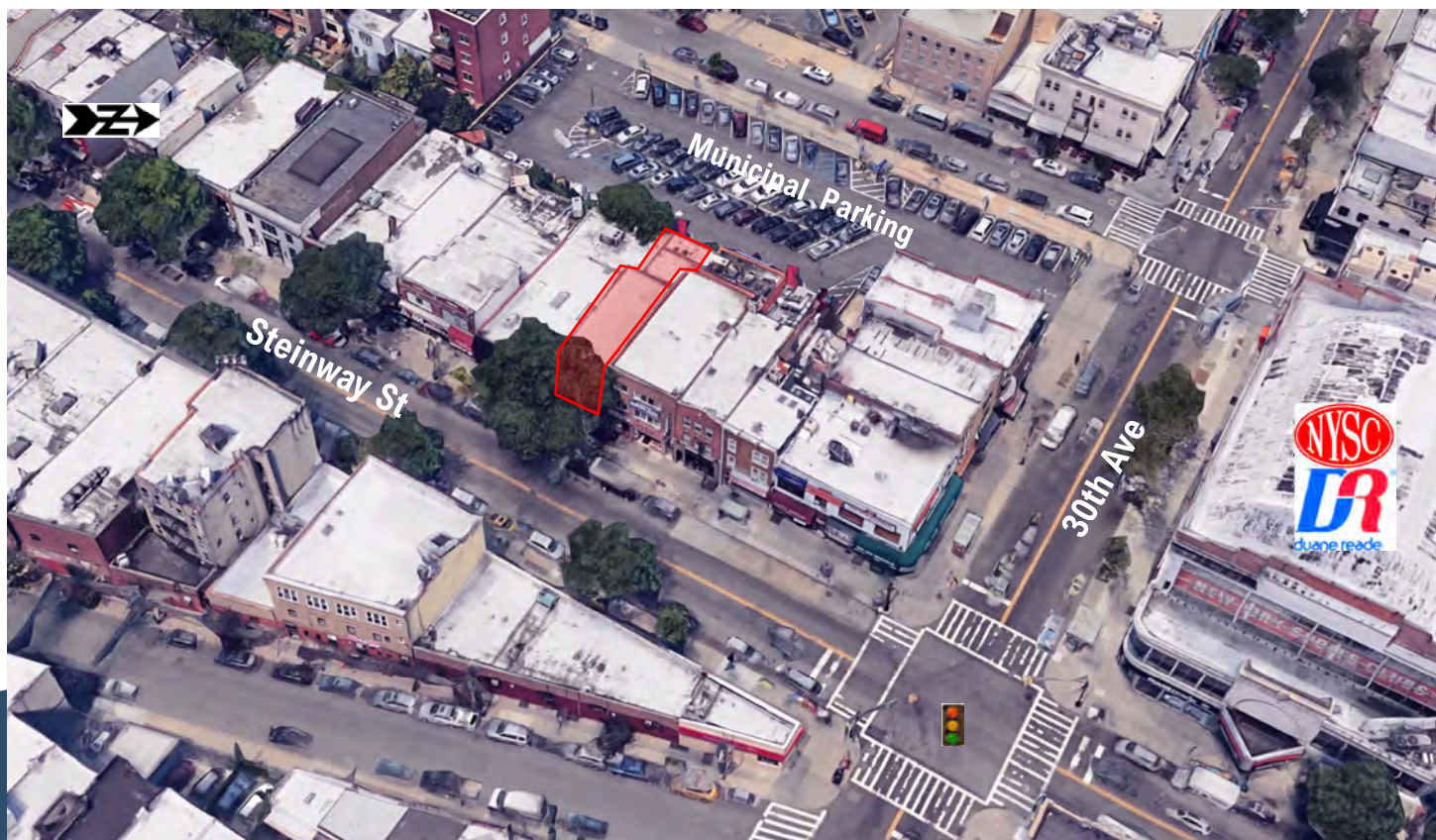
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Located in densely populated middle income neighborhood. Steinway Street is one of Queens busiest commercial shopping streets and is home to many national, regional and local businesses. Municipal Parking lot is located around the corner. Subway is nearby (N and Q lines), Q18 and Q101 bus lines are also located nearby.



## PROPERTY INFORMATION

Address: 30-16 Steinway Street  
Astoria, NY 11103  
Queens County

Block/Lot: 660/52

Lot Size: 2,268 SF (25.02' x 90.65')

Gross Building Area: 3,625 SF

Two Story Commercial Building

1st Floor: 2,250 SF (25' x 90')

2nd Floor: 1,375 SF (25' x 55')

2021/2022 RE Tax: \$27,670.76

## INCOME

Current Rent: \$108,000.00

RE Tax 21/22: Tenant Pays

Expenses: Tenant Pays

NOI: \$108,000.00

Lease Expires December 31, 2026

\*Rent January 1, 2023 is \$120,000 NNN

Thereafter rent increases at 3% per year

\*\*Landlord has the right to termination  
lease with 6 months notice.

## ZONING#

C4-2A Built FAR 1.60

FAR Commercial: 3.00

FAR Residential: 3.00

FAR Community: 3.00

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Astoria is a multicultural neighborhood of low-rise residences and small businesses, in Queens. Steinway Street is known for its national business and multiethnic shops and businesses. 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. Steinway Street has excellent pedestrian and vehicular traffic.

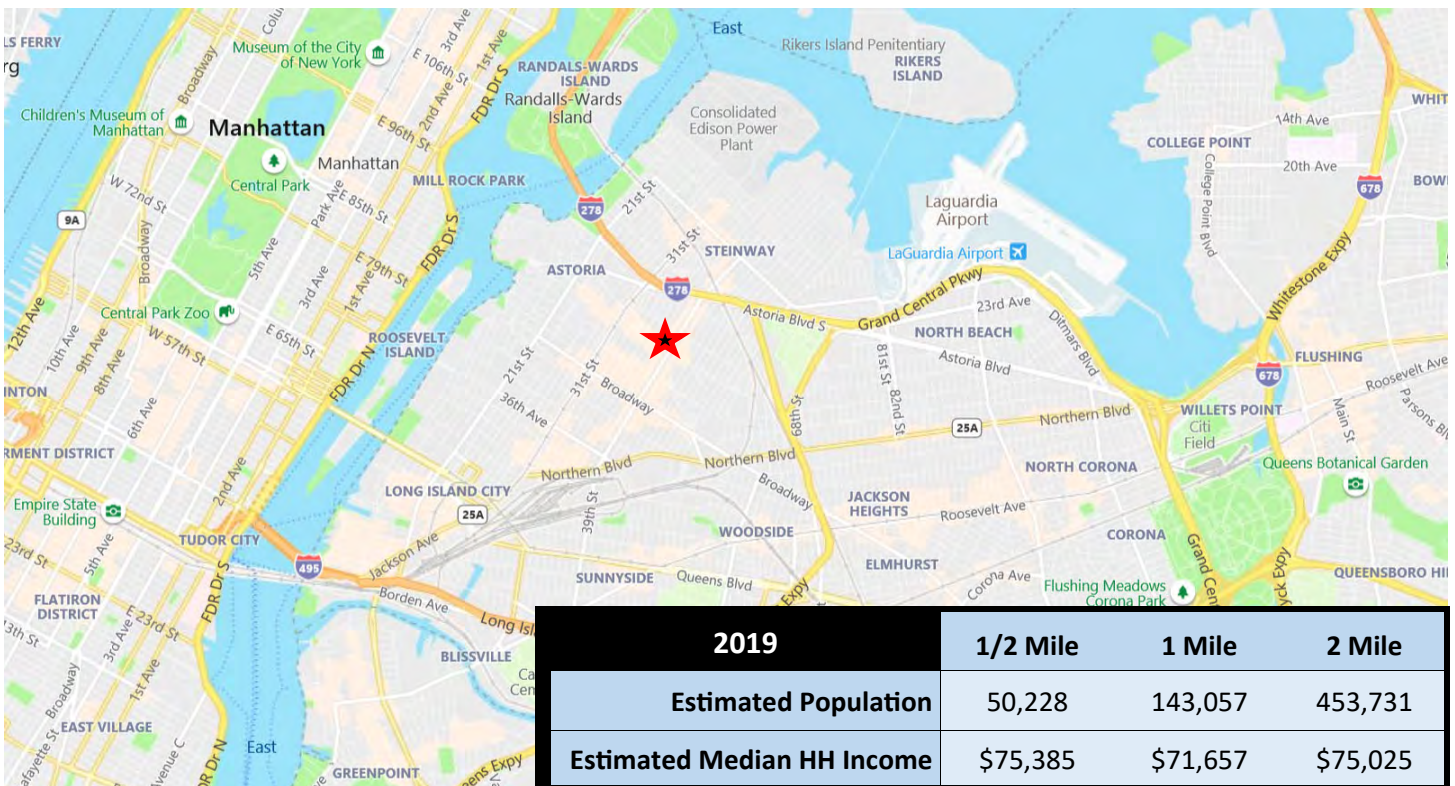
**SUBWAY LINES INCLUDE: N, and Q lines**

**BUS LINES INCLUDE: Q18 and Q101**

**10 MINUTES DRIVE TO LAGUARDIA**

**15 MINUTES DRIVE TO MIDTOWN MANHATTAN**

**10 MINUTES WALK TO THE MUSEUM OF MOVING**

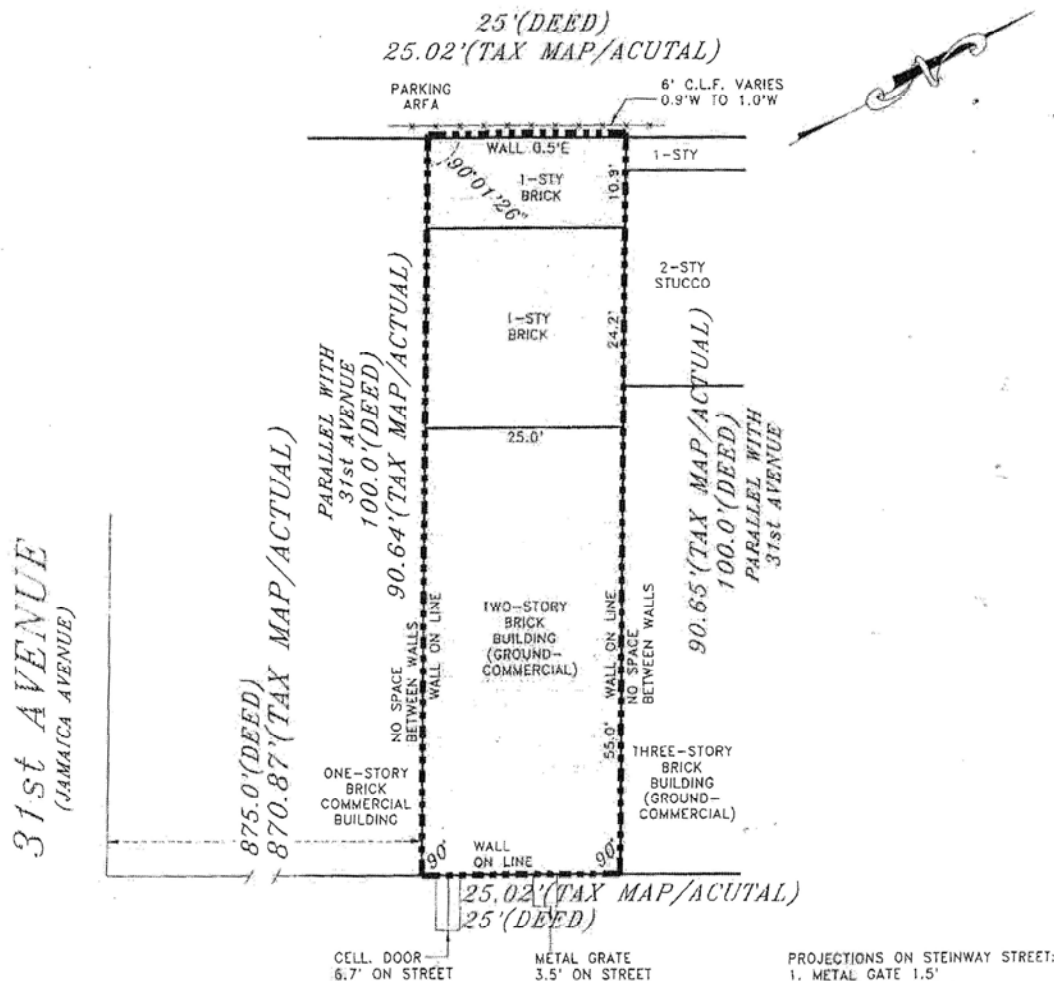


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TAX BLOCK 660 TAX LOT 52

PROPERTY SITUATED AT 30-16 STEINWAY STREET, BOROUGH AND COUNTY OF QUEENS,  
CITY AND STATE OF NEW YORK.

TITLE NO.: CORE21195



THIS SURVEY IS CERTIFIED TO:

1. CORE TITLE SERVICES, LLC.
2. FIRST AMERICAN TITLE INSURANCE COMPANY.
3. MJRB CORPORATION, ISAOA/ATIMA.

STEINWAY STREET  
(TENTH AVENUE)

SCALE 1"=20'

1. THIS SURVEY IS FOR TITLE PURPOSE ONLY, NOT FOR ANY OTHER USAGE.
2. EASEMENTS OR RIGHT-OF-WAYS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.

SURVEYED ON APRIL 24, 2015

SURVEYED BY

HUBERT S. YUEN  
LAND SURVEYOR  
242-20 BARROWS COURT,  
DOUGLASTON, NY 11362  
(718) 428-2063

HUBERT S. YUEN  
N.Y. LICENSE NO. 049908

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE CO., GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED. THE ASSIGNEES OF THE LENDING INSTITUTION GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE N.Y.S. EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED AS A VALID TRUE COPY.

THE OFFSETS (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS AND ANY OTHER CONSTRUCTION.

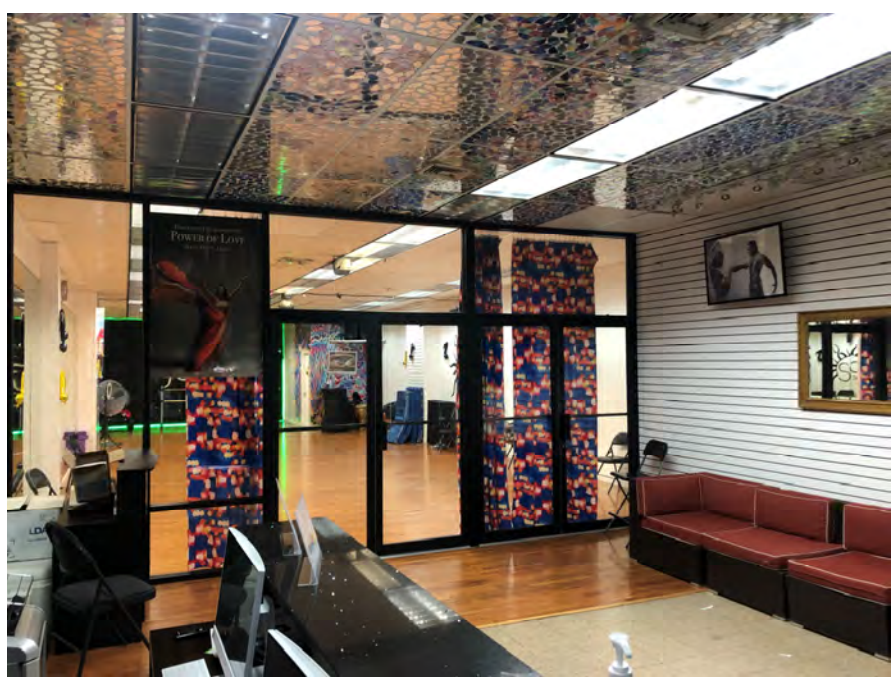
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JOB NO. 1504096

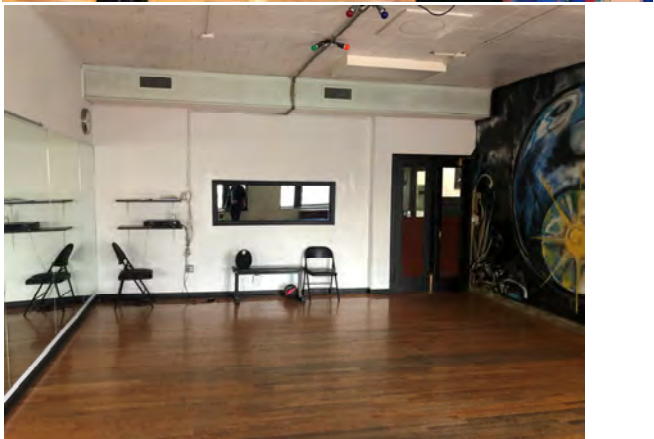
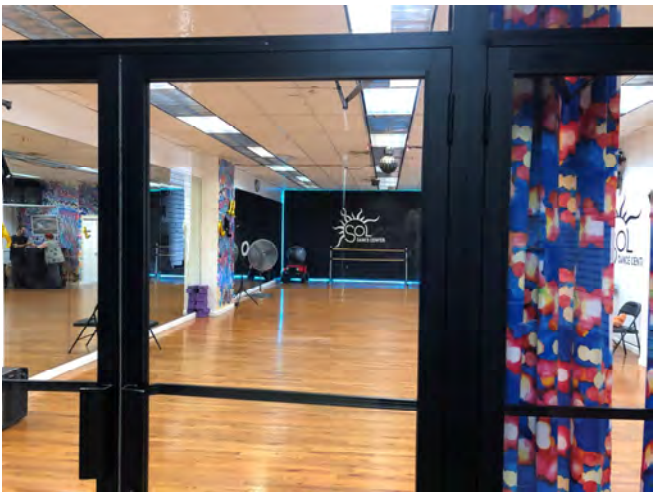


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**Rear Building Signage  
Facing Municipal Lot**



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