

**\$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)

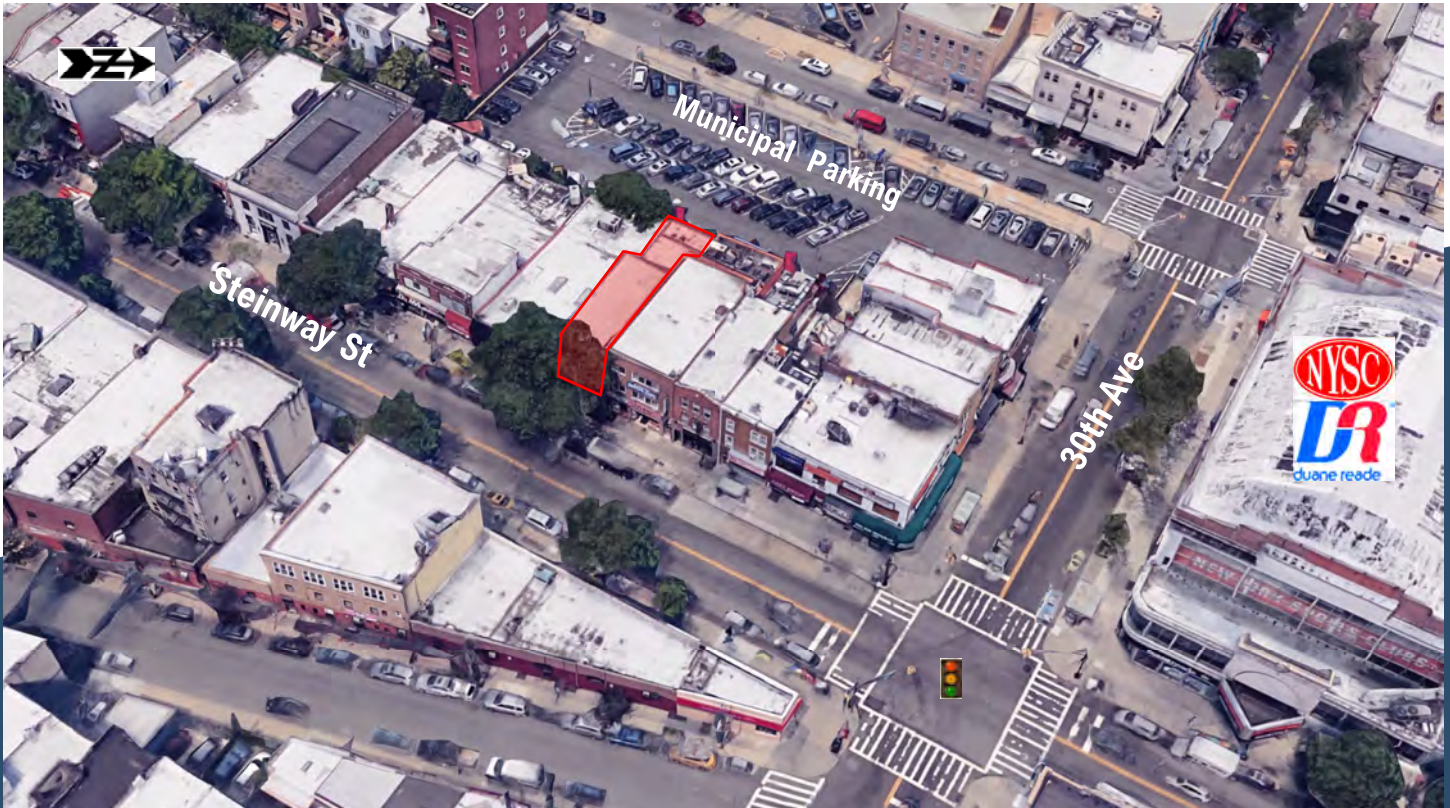
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Located in densely populated middle income neighborhood. Steinway Street is one of Queens busiest commercial shopping streets and is home to many national, regional and local businesses. Municipal Parking lot is located around the corner. Subway is 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

RE Tax \$28,237

## INCOME

Lease Net: \$141,814  
RE Tax 20/21: Tenant Pays  
Expenses: Tenant Pays  
NOI: \$141,814  
Lease Expires December 2021  
\* Reduced Rent - \$7,000/mo gross

## 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 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.

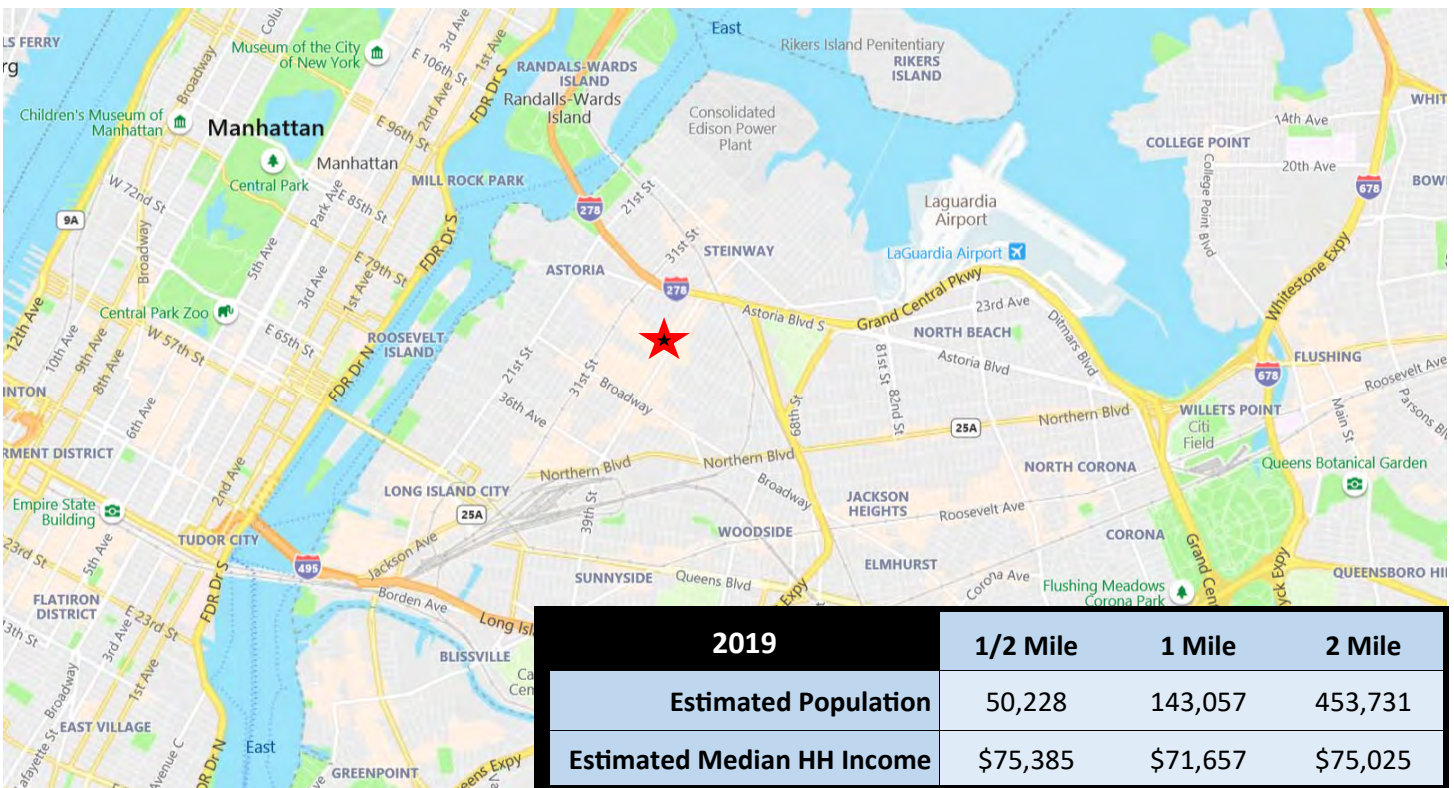
**SUBWAY LINES INCLUDE: N, and Q lines**

**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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