

26-27 28th Street

Astoria, New York 11102

A BRICK 10 UNIT BUILDING FOR SALE
APPROXIMATELY \$220,000/yr GAI



MODERN SPACES



PROPERTY INFORMATION

Block / Lot: 00596/0029

Building Size: 25.83' x 73.83'

Zoning: R6B

Units: 10

Lot Dimensions: 25' x 135.67'

Total Taxes ('22): \$49,288.00

Modern Spaces is pleased to announce that we have been exclusively retained to handle the sale of 26-27 28th Street, Astoria, NY 11102. 26-27 28th street is an approximately 5,490 square foot multifamily building, located between Astoria Boulevard and 28th Avenue and with 31st street 2 blocks east and Crescent Street 2 blocks west. The building at 26-27 28th Street offers an excellent location on an ever developing block nestled between some of the best shopping corridors in Astoria. In addition, transit options are plentiful with three nearby subway stations serving the N, W lines and local bus routes, making 26-27 28th Street an excellent rental property with outstanding current and future income potential. Contact our Exclusive Agent for more information and to schedule a private showing.

ASKING PRICE : \$3,250,000.00

CONTACT

MINAS "MIKE" STYPONIAS

Exclusive Listing Agent

646.530.3224

minas@ModernSpacesNYC.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

26-27 28th Street

Astoria, New York 11102

A BRICK 10 UNIT BUILDING FOR SALE
APPROXIMATELY \$204,700/yr GAI



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Apartment I.D.	Size	Legal Rent	Renovation Status
LF	1BR	\$2,149.00	Fully Renovated / Rent Stabilized
LR	1BR	\$2,304.51	Fully Renovated / Rent Stabilized
2A	STU.	\$1047.45	Not Renovated XL Studio / SCRIE Tenant
2B	STU.	\$1,195.66	Not Renovated XL Studio / Rent Stabil.
2C	STU.	\$1,339.42	Not Renovated XL Studio / Rent Stabil.
2D	STU.	\$2,564.80	Fully Renovated XL Studio / Rent Stabil.
3A	STU.	\$1,361.06	Not Renovated XL Studio / RentStabil.
3B	STU.	\$1,743.68	Not Renovated XL Studio / Rent Stabil.
3C	STU.	\$2,640.84	Fully Renovated XL Studio / Rent Stabil.
3D	STU.	\$2,024.63	Fully Renovated XL Studio / Rent Stabil.

FEATURES

5 of 10 units recently renovated and upgraded to excellent current condition; community backyard space offers big draw to tenants; proximity to all local shops & transportation. Room to add laundry or community room.

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FINANCIALS

Current GAI :	\$220,546.08 per annum
Current Expenses:	\$66,719.46 (est.) per annum
Property Taxes:	\$49,288.00 (2024)
Fuel:	\$6,608.33 (2024)
Con Edison:	\$979.60 (2024)
Property Insurance:	\$5,958.14 (2024)
Water & Sewer:	\$1,296.31 (2024)
Misc./Office:	\$805.18 (2024)
Mngmt. Fees:	\$1,783.90 (2024)

Approx. NOI: \$153,826.62

ASKING PRICE : \$3,250,000.00

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