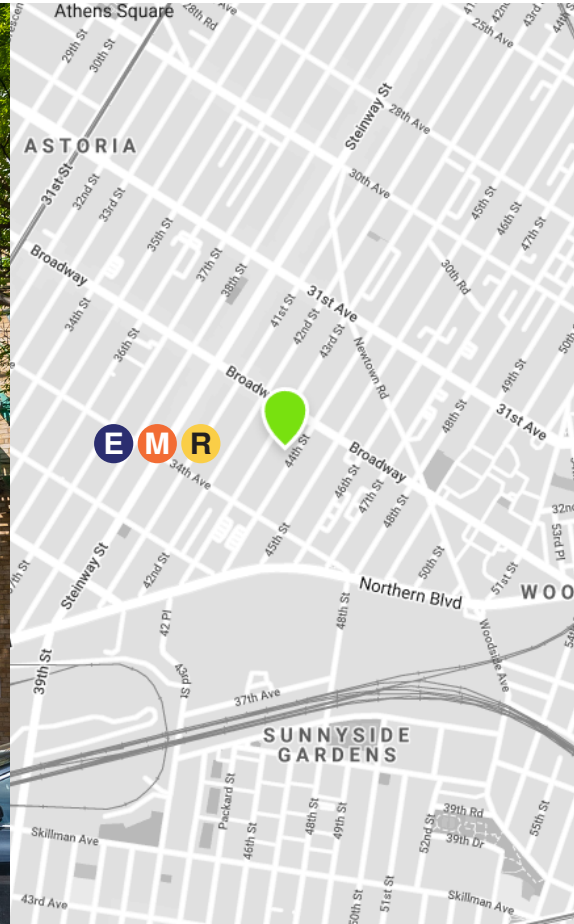


IPRG

32-32 44TH STREET ASTORIA, NY 11103

CLOSED



SALE PRICE

\$1,530,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00691-0053
NEIGHBORHOOD:	South Astoria
CROSS STREETS:	Broadway & 34th Ave
PROPERTY DIMENSIONS:	20 ft x 63 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R5
FAR:	1.25
TAX CLASS:	2A

SALE METRICS

6 Apartments
of Units

4.35%
Current Cap Rate

\$255,000
Price/Unit

3,780
Approx SF

14.71x
Current GRM

\$405
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

LOGAN
BOENNING
718.360.8857