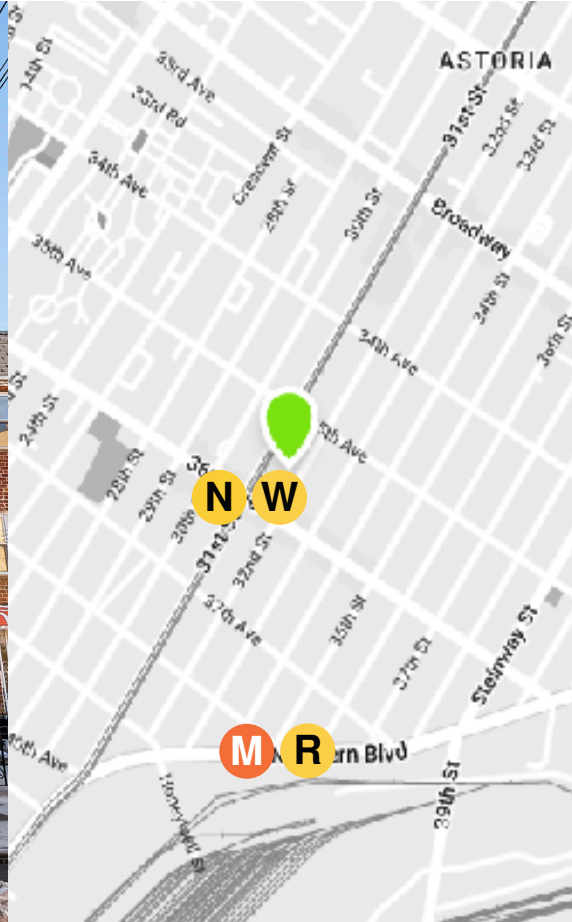


IPRG

35-34 32ND STREET ASTORIA, NY 11106

CLOSED



SALE PRICE

\$1,950,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00604-0038
NEIGHBORHOOD:	South Astoria
CROSS STREETS:	35th Ave & 36th Ave
PROPERTY DIMENSIONS:	25 ft x 71 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R5
FAR:	1.25
TAX CLASS:	2A

SALE HIGHLIGHTS

6 Apartments

of Units

5,541

Approx SF

1.86%

Current Cap Rate

25.39x

Current GRM

5.64%

Legal Cap Rate

12.57x

Legal GRM

\$325,000

Price/Unit

\$352

Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

LOGAN
BOENNING
718.360.8857

SAL
MONTEVERDE
718.360.5933