

IPRG

34-18 44TH STREET
LONG ISLAND CITY, NY 11101

CLOSED



SALE PRICE

\$1,100,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00703-0033
NEIGHBORHOOD:	Long Island City
CROSS STREETS:	35th & 34th Avenue
PROPERTY DIMENSIONS:	20 ft x 58 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R5
FAR:	1.25
TAX CLASS:	2A

SALE METRICS

6 Apartments

of Units

3,930

Approx. SF

7.12%

Pro Forma Cap Rate

9.27x

Pro Forma GRM

\$183,333

Price/Unit

\$280

Price/SF

DONAL
FLAHERTY
718.360.8823

TOM
REYNOLDS
718.360.8817

KARAN
KHANNA
718.416.6135