

21-12 31ST AVENUE, QUEENS, NY 11106

EXCLUSIVE OFFERING MEMORANDUM

Development Site in Astoria



IPRG

21-12 31ST AVENUE, QUEENS, NY 11106

IPRG DEVELOPMENT SITE IN ASTORIA

21-12 31ST AVENUE, QUEENS, NY 11106

DEVELOPMENT SITE IN ASTORIA

TABLE OF CONTENTS

01 INVESTMENT PRICING

02 PROPERTY INFORMATION

FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS

Donal Flaherty	Tom Reynolds	Karan Khanna
Managing Partner	Managing Partner	Associate
718.360.8823	718.360.8817	718.416.6135
donal@iprg.com	tom@iprg.com	kkhanna@iprg.com

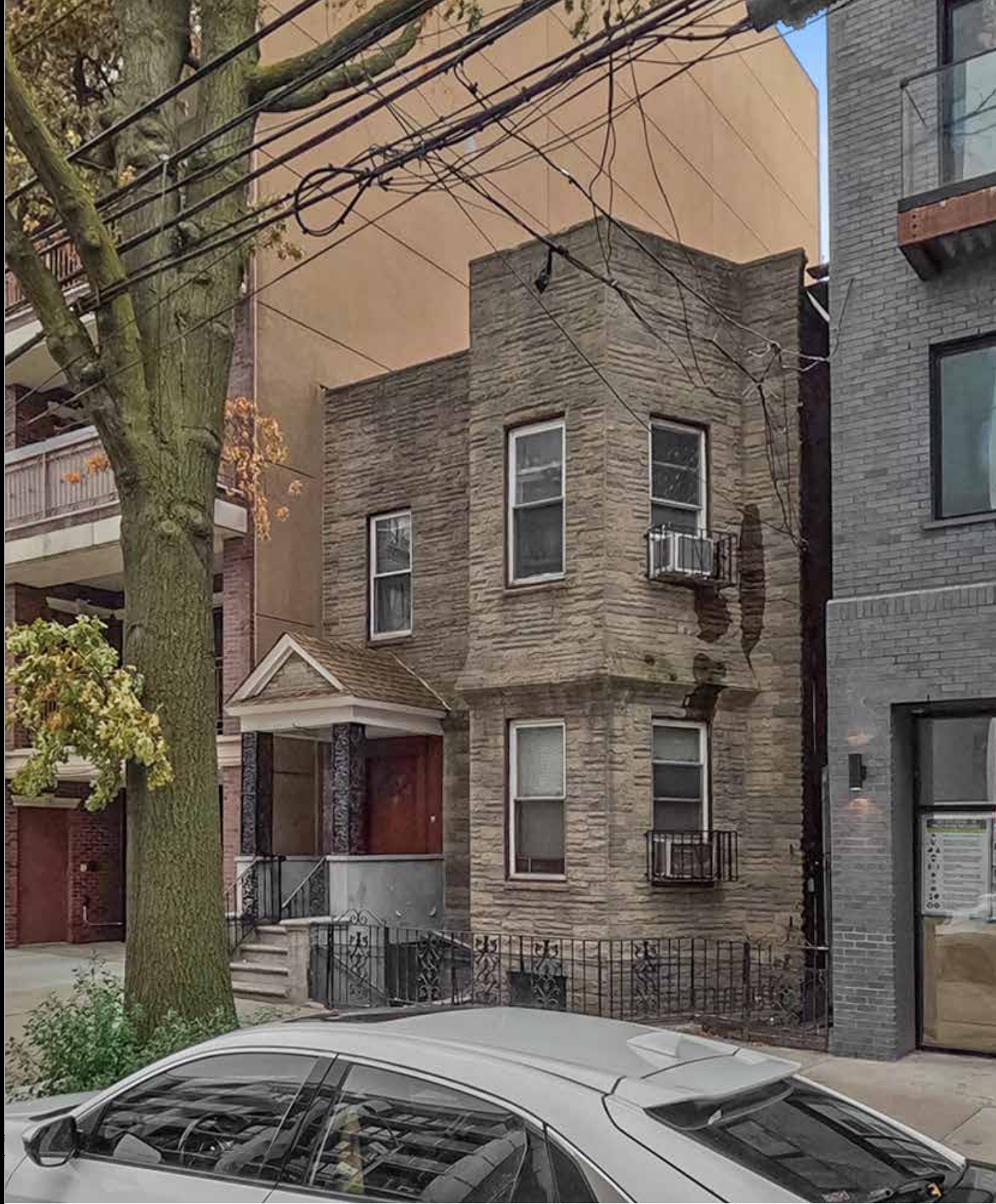
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.

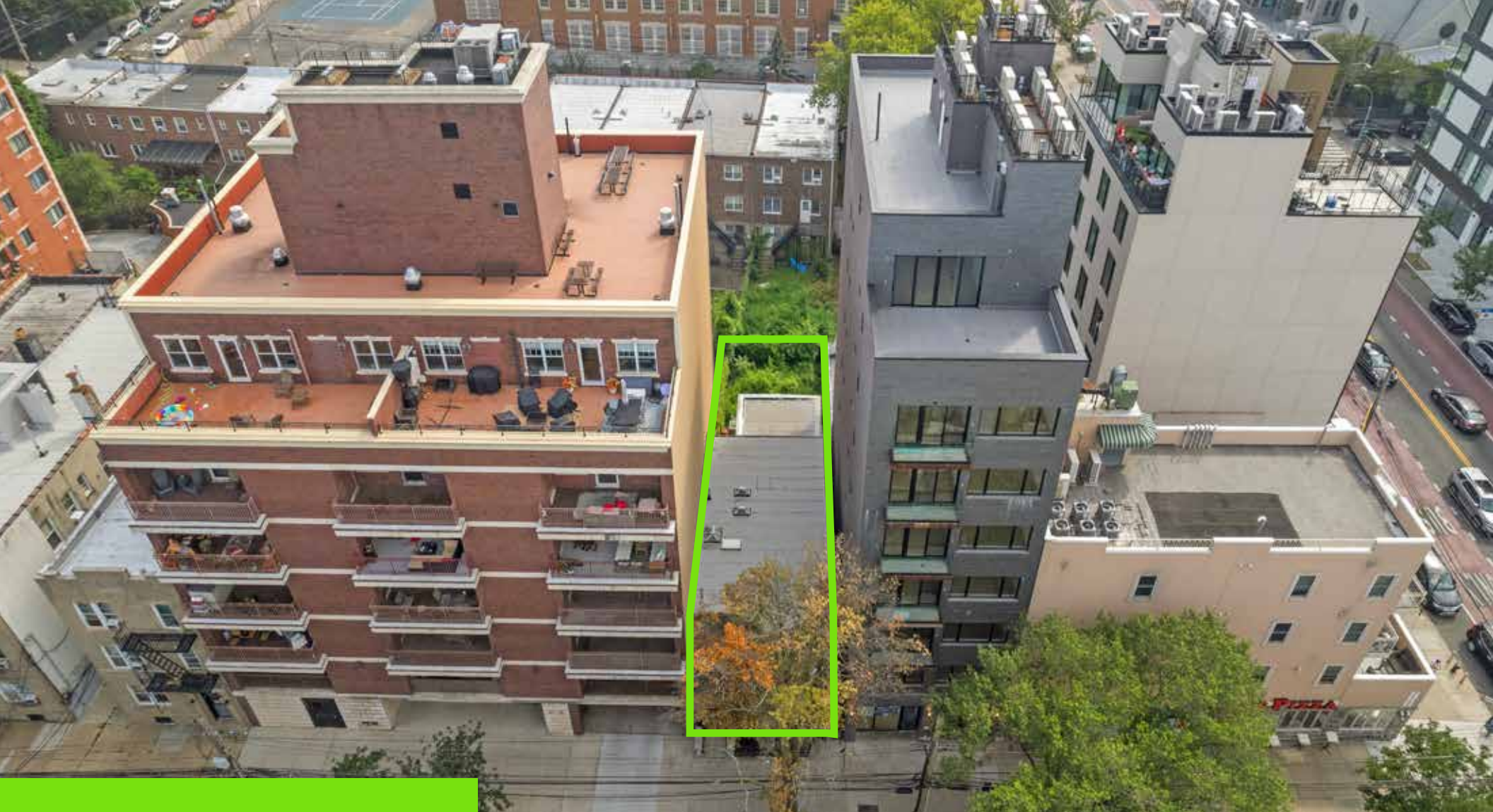
www.iprg.com

IPRG

INVESTMENT PRICING

21-12 31ST AVENUE





OFFERING PRICE

\$1,999,000

INVESTMENT HIGHLIGHTS

***POTENTIAL TO CONSTRUCT UP TO 12
BRAND-NEW RESIDENTIAL UNITS**

25 ft x 114 ft
Lot Dimensions

8,550
Approx. Total Buildable SF

\$234
Price/Buildable SF

R6A
Zoning

IPRG

PROPERTY INFORMATION

21-12 31ST AVENUE



21-12 31ST AVENUE, QUEENS, NY 11106

DEVELOPMENT SITE IN ASTORIA

INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) is pleased to present the exclusive offering of 21-12 31st Avenue, a prime development opportunity in Astoria, Queens.

This 25' x 114' development site is located between 21st Street and 23rd Street and benefits from R6A zoning, allowing for approx. 8,550 buildable square feet. The property presents the potential to construct up to 12 brand-new residential units, perfect for condominiums or rental apartments.

Situated on a block experiencing significant growth, with multiple new developments nearby, the site is ideally positioned for long-term value. It is also conveniently located within walking distance of the N & W subway lines and the Astoria ferry, providing easy and quick access to Manhattan and beyond.

BUILDING INFORMATION

BLOCK & LOT:	00552-0020
NEIGHBORHOOD:	Astoria
CROSS STREETS:	21st Street & 23rd Street
LOT DIMENSIONS:	25 ft x 114 ft
APPROX. TOTAL BUILDABLE SF:	8,550
ZONING:	R6A
FAR:	3
TAX CLASS / ANNUAL TAXES:	1
NOTES:	Potential to construct up to 12 new residential units

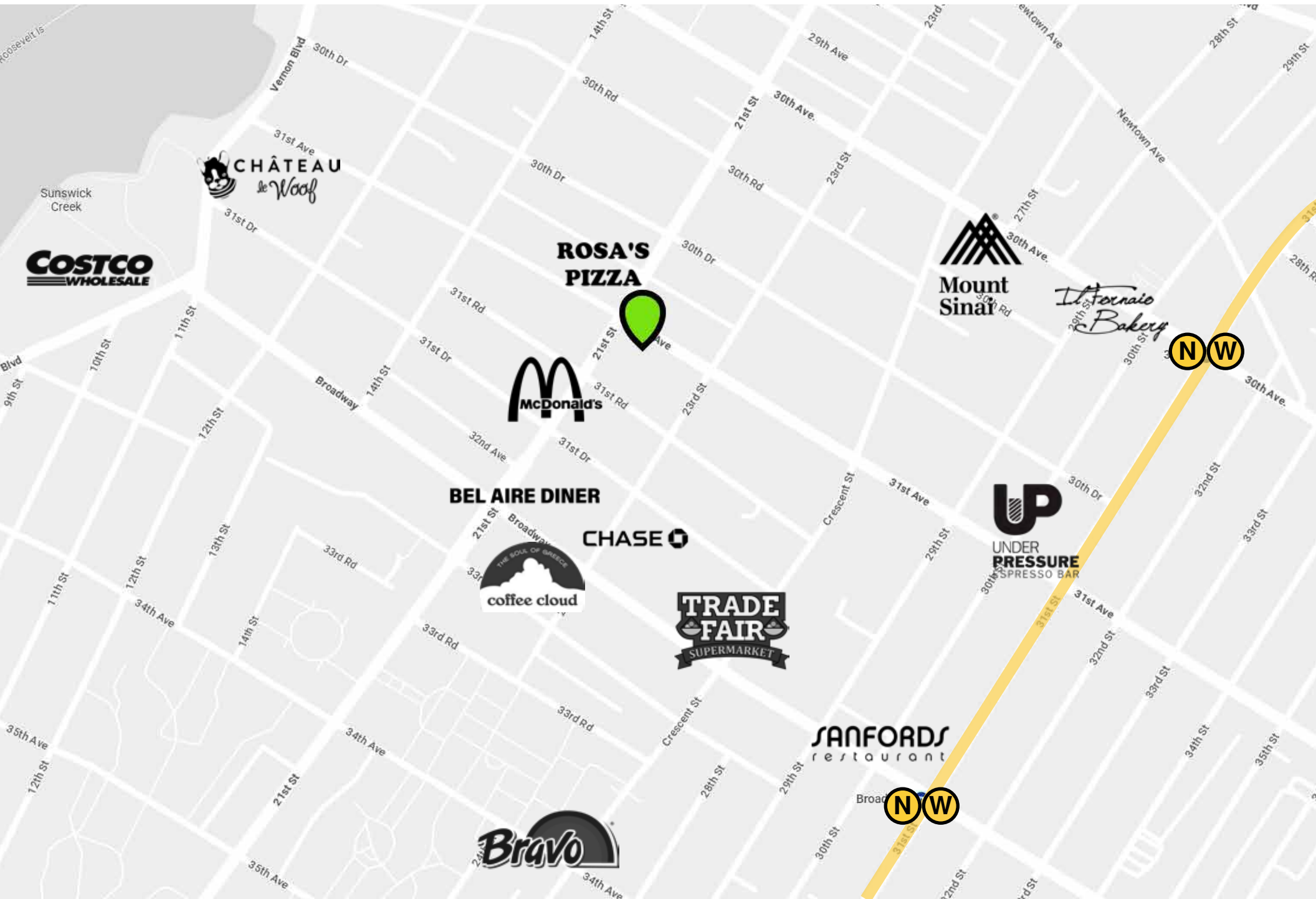
TAX MAP



21-12 31ST AVENUE, QUEENS, NY 11106

DEVELOPMENT SITE IN ASTORIA

PROPERTY MAP



21-12 31ST AVENUE, QUEENS, NY 11106

DEVELOPMENT SITE IN ASTORIA

ADDITIONAL PROPERTY PHOTOS





IPRG

21-12 31ST AVENUE, QUEENS, NY 11106

DEVELOPMENT SITE IN ASTORIA

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS

Donal Flaherty

Managing Partner

718.360.8823

donal@iprg.com

Tom Reynolds

Managing Partner

718.360.8817

tom@iprg.com

Karan Khanna

Associate

718.416.6135

kkhanna@iprg.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies, including the regulatory status of apartments. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.