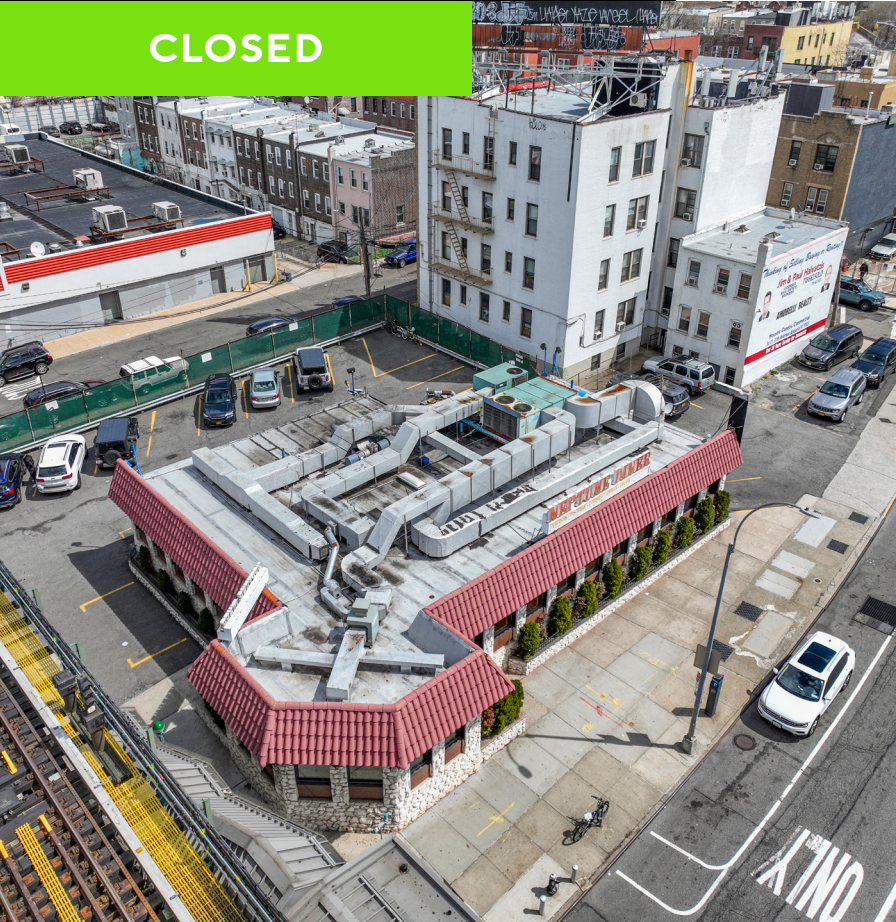


IPRG

31-05

ASTORIA BOULEVARD
ASTORIA, NY 11102

CLOSED



*Rendering



SALE PRICE

\$10,500,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00837-09, 16, & 17
NEIGHBORHOOD:	Ditmars - Steinway
CROSS STREETS:	Corner of Astoria Blvd N & 31st St
ZONING:	C4-5X (R7X Equivalent)
FAR:	Commercial - 4.0 Mixed Use - 6.0 Residential - 6.0 Community Facility - 5.0

INVESTMENT HIGHLIGHTS

8,810 (approx.), 1,225 (approx.), & 26 (approx.)

Gross Lot SF

100 ft x 90.36 ft, 12.23 ft x 65.02 ft, & 2 ft x 18 ft

Lot Dimensions

10,061 (approx.)

Combined Lot SF

40,244 (4.0 FAR), 60,366 (6.0 FAR), & 50,305 (5.0 FAR)

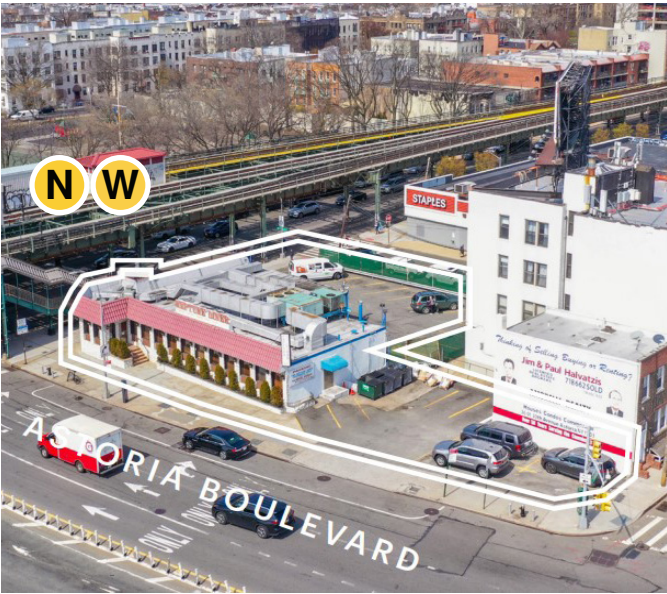
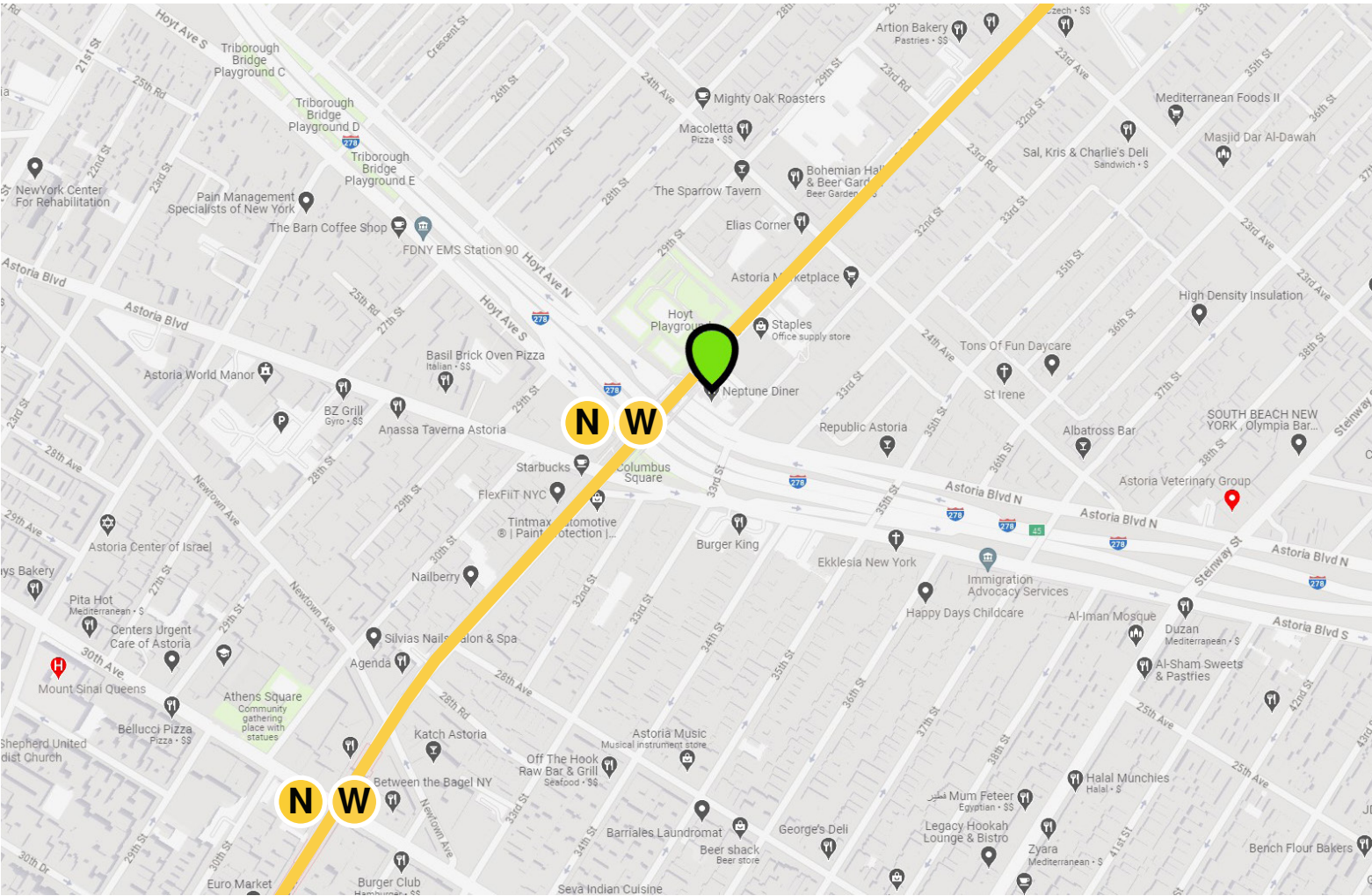
Buildable SF

DONAL
FLAHERTY
718.360.8823

TOM
REYNOLDS
718.360.8817

ROBERT
RAPPA
718.360.8704

31-05 ASTORIA BOULEVARD, ASTORIA, NY 11002



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