43-06 34TH AVENUE, QUEENS, NY 11101

EXCLUSIVE OFFERING MEMORANDUM

Mixed-Use Building in South Astoria



IPRG

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43-06 34TH AVENUE, QUEENS, NY 11101

MIXED-USE BUILDING IN SOUTH ASTORIA **FOR SALE**

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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.

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INVESTMENT PRICING

43-06 34TH AVENUE



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MIXED-USE BUILDING IN SOUTH ASTORIA **FOR SALE**

UNIT	TYPE	APPROX. SF	CURRENT	PRO FORMA	CURRENT RPSF	PF RPSF	STATUS	NOTES
2F	1 Bed/1 Bath	950	$2,200	$3,250	$28	$41	M/M	
2R	1 Bed/1 Bath	950	$2,900	$3,500	$37	$44	M/M	400 SF Terrace
3	3 Bed/1 Bath	1,200	$4,000	$5,250	$40	$53	Expires Jul. 2027	350 SF Terrace
Retail	Restaurant	2,100	$4,109	$8,500	$23	$49	Expires Jan. 2028	Pays 25% of RE Taxes
		MONTHLY:	$13,209	$20,500				
		ANNUALLY:	**$158,508**	**$246,000**				



OFFERING PRICE

Upon Request

INVESTMENT HIGHLIGHTS

3 Apts & 1 Store
# of Units

3,100 SF
Residential SF

$35,006 (Class 2A)
Taxes

2,100 SF
Commercial SF

$8,752
Tax Credit

5,200
Total SF

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PROPERTY INFORMATION

43-06 34TH AVENUE



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MIXED-USE BUILDING IN SOUTH ASTORIA **FOR SALE**

Investment Property Realty Group (IPRG) has been exclusively retained to sell 43-06 34th Avenue, a mixed-use asset surrounded by retail and steps from Steinway Street and Northern Boulevard.

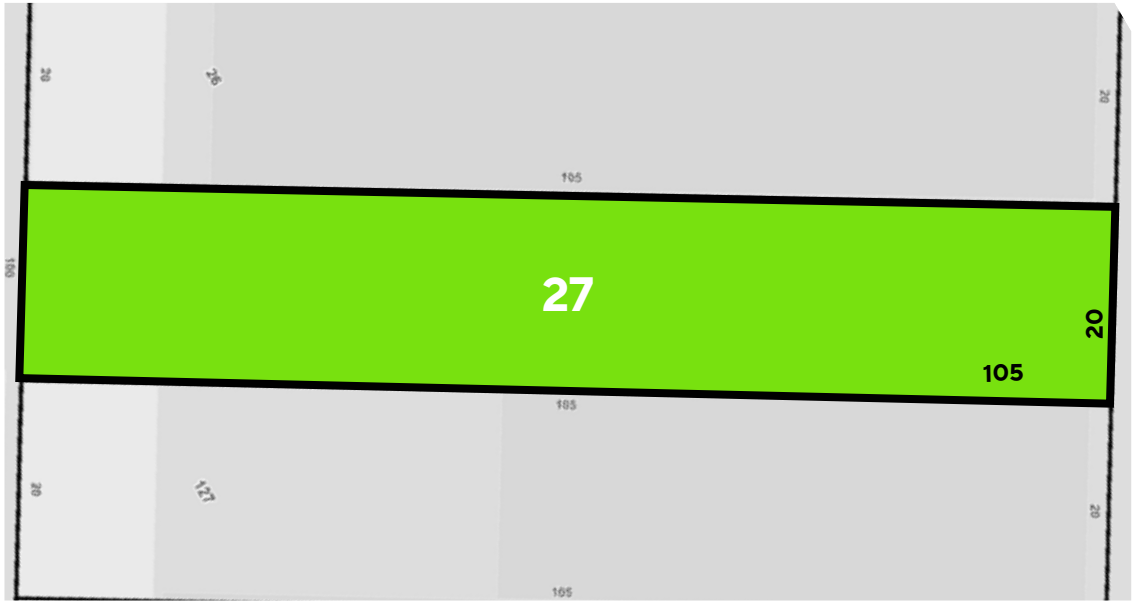
The property offers 3 apartments and 1 retail space with frontage on 34th Avenue. Units 2R and 3 feature large private terraces, supporting premium rents. The building benefits from a newly replaced roof along with recent capital improvements. Two of the three apartments are on a month-to-month basis, and the below-market retail lease expires in January 2028. A conservative renovation program is projected to result in near-term rental upside of approximately 55% upon re-leasing.

The property is within walking distance of the M and R subway lines at the Steinway Street station.

BUILDING INFORMATION

BLOCK & LOT:	00703-0027
NEIGHBORHOOD:	South Astoria
CROSS STREETS:	43rd Street, 44th Street
BUILDING DIMENSIONS:	20 ft x 88 ft
LOT DIMENSIONS:	20 ft x 105 ft
# OF UNITS:	3 Apts & 1 Store
APPROX. TOTAL SF:	5,200 SF
ZONING:	R6B,C1-4
FAR:	2
TAX CLASS / ANNUAL TAXES:	2A
NOTES:	Roof replaced Nov. 2026

TAX MAP



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43-06 34TH AVENUE, BROOKLYN, NY 11101

MIXED-USE BUILDING IN SOUTH ASTORIA **FOR SALE**

PROPERTY MAP



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43-06 34TH AVENUE , BROOKLYN, NY 11101

MIXED-USE BUILDING IN SOUTH ASTORIA **FOR SALE**



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