



**LANDAIR
PROPERTY
ADVISORS**

Rare Full Block Development Site in Astoria

43-02 31st Ave, Astoria, NY 11103

31-02 44th St, Astoria, NY 11103

Presented by:

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Partner

Anand Melwani

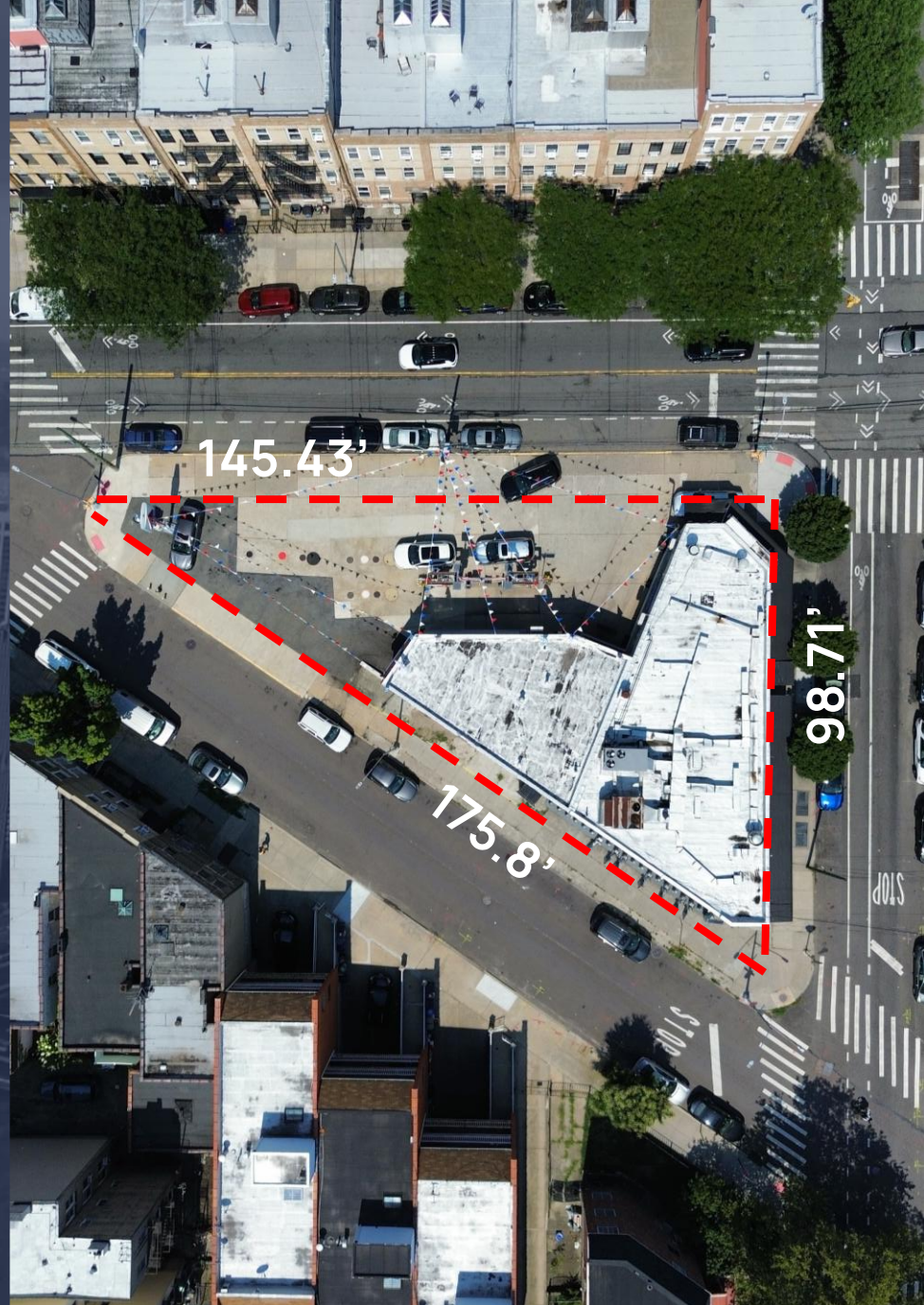
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Partner

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Senior Associate



PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Property Advisors is pleased to present an extremely rare development opportunity in Astoria. The offering consists of two adjacent lots totaling a **7,177 Sq. Ft.**, currently improved by two retail buildings with a combined **4,536 Sq. Ft.** of existing built space. The properties are currently occupied, with each lease containing a 6-month demolition clause.

Located on a **175.8' x 98.71' IRR island lot**, the site is zoned **R6A / C1-3**, allowing for a total **residential buildable of approx. 27,990 Sq. Ft.** under current zoning regulations. The site is well suited for **multifamily or mixed-use development**, or alternatively, for an investor seeking to reposition the existing structures. The property was recently rezoned to R6A, C1-3, requiring any new development to comply with Mandatory Inclusionary Housing (MIH) regulations.

The site is located just **0.3 miles from the 46th St E/F/M/R subway station**, offering direct access to Midtown Manhattan in under 25 minutes. Surrounded by residential housing, local retail, and a growing number of new developments, this pocket of Astoria continues to see strong demand from renters and end-users alike.

PROPERTY HIGHLIGHTS

- 175.8' x 98.71' IRR Island Lot Zoned R6A, C1-3
- 27,990 Residential BSF (MIH) – 14,354 Commercial BSF
- No Neighbors
- Demolition Clauses for Flexibility
- High Demand Retail and Residential Location.
- Proximity to E, F, M, & R Subway Lines



OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	7,177
Zoning District	R6A, C1-3
Residential BSF (MIH):	27,990
Commercial BSF:	14,354
Price Per Buildable S.F.	\$232
Street Frontage:	420 ft
Tenancy:	Occupied (6 Month Demolition Clauses)



PROPERTY DETAILS

PROPERTY INFORMATION

	31-02 44th St	43-02 31st Ave
Area	Astoria	Astoria
Block/Lot	694/1	694/4
Lot Dimensions	98.3x18.98	126.34x72.77
Lot Sq. Ft.	2,895	4,282

BUILDING INFORMATION

Building Type	Commercial	Commercial
Building Sq. Ft.	2,774	1,762
Total Units	1	1

NYC FINANCIAL INFORMATION

Assessed Value	\$262,080	\$256,860
Tax Rate	10.762%	10.762%
Gross Taxes	\$28,205	\$27,643

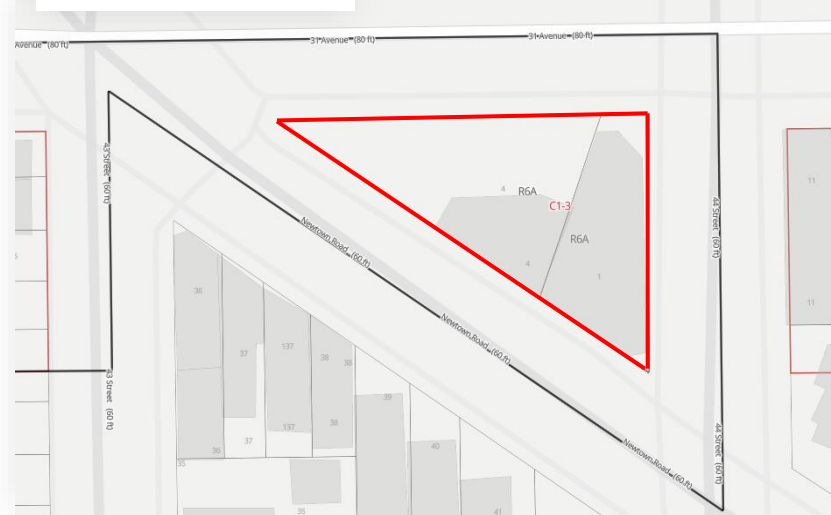
ZONING INFORMATION

Zoning District	R6A, C1-3	R6A, C1-3
Base Floor Area Ratio (FAR)	3	3
Residential Buildable Sq. Ft.	8,685	12,846
Commercial FAR	2	2
Commercial Buildable Sq. Ft.	5,790	8,564
UAP FAR	3.9	3.9
UAP Buildable Sq. Ft.	11,290	16,699
Community Facility FAR	3	3
Community Facility Buildable Sq. Ft.	8,685	12,846
Industrial FAR	-	-
Industrial Buildable Sq. Ft.	-	-

Tax Map



Zoning and Land Use Map (ZoLa)



CERTIFICATE OF OCCUPANCY

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	CO Expiration Date
Cellar	S-2	N/A	OG	12		402490782	Temporary	04/22/2024
Description of Use: Storage of non combustible Materials STORAGE						Exceptions:		
Cellar	A-2	N/A	OG	12		402490782	Temporary	04/22/2024
Description of Use: Eating and Drinking KITCHEN						Exceptions:		
Floor 1	A-2	224	100	12		402490782	Temporary	04/22/2024
Description of Use: Cabaret RESTAURANT & CABARET						Exceptions:		



CERTIFICATE OF OCCUPANCY

Form 34-64M 21-202(163) 114

DEPARTMENT OF BUILDINGS
BOROUGH OF **QUEENS**, THE CITY OF NEW YORK

No. **131130**
Date **9/30/59**

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7 Building Code.)

This certificate supersedes C. O. No.

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at
43-24 31st. Ave., SEC. of Newtown Road Block **694** Lot **4**

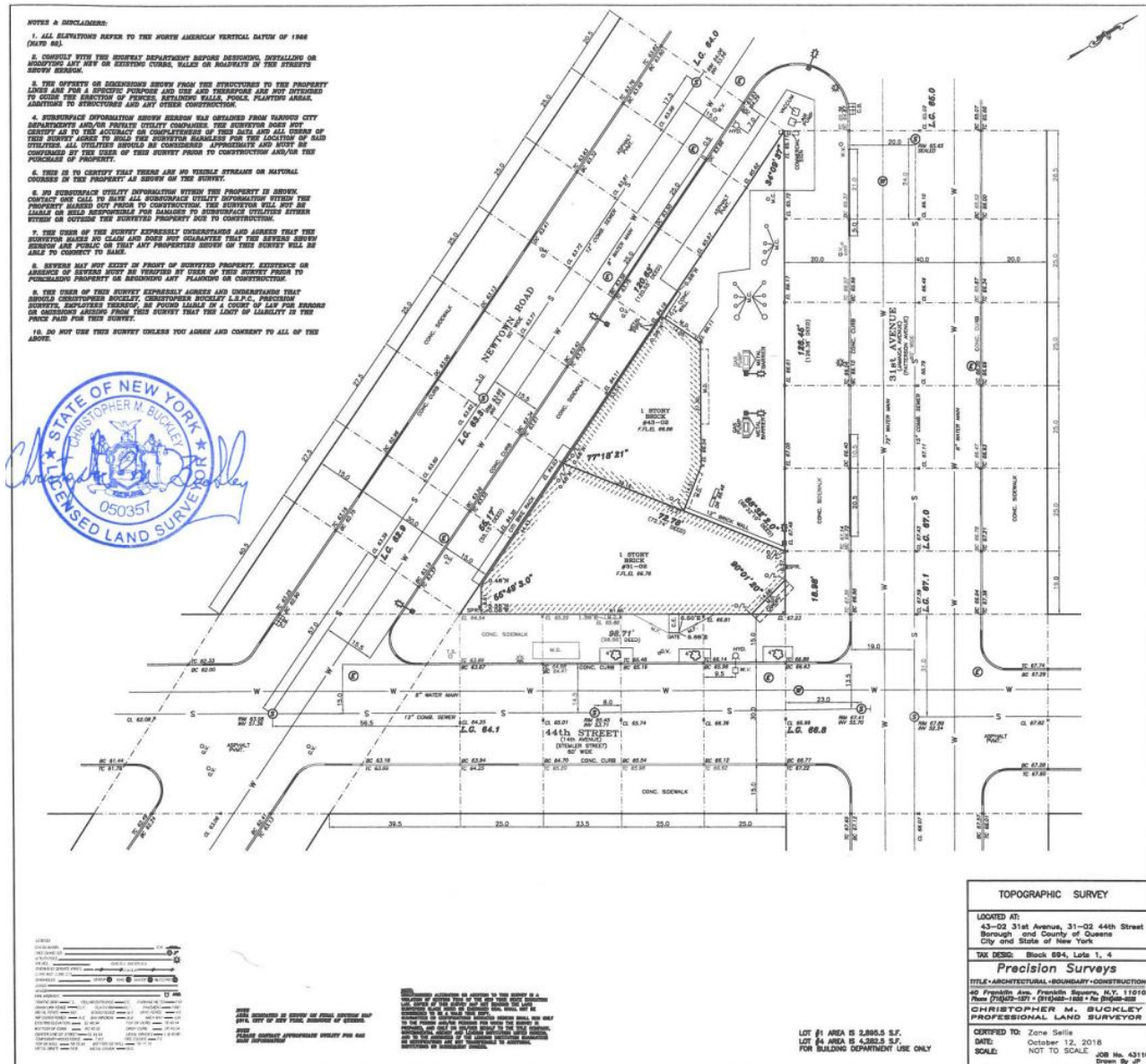
conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~Minimum~~ Alt. No.—**Alt. 2765/56** Construction classification—**Non-fire**
Occupancy classification—**Comm.** Height **1** stories, **14** feet.
Date of completion—**9/2/59** Located in **Sec. 6** Use District,
C Area **14** Height Zone at time of issuance of permit

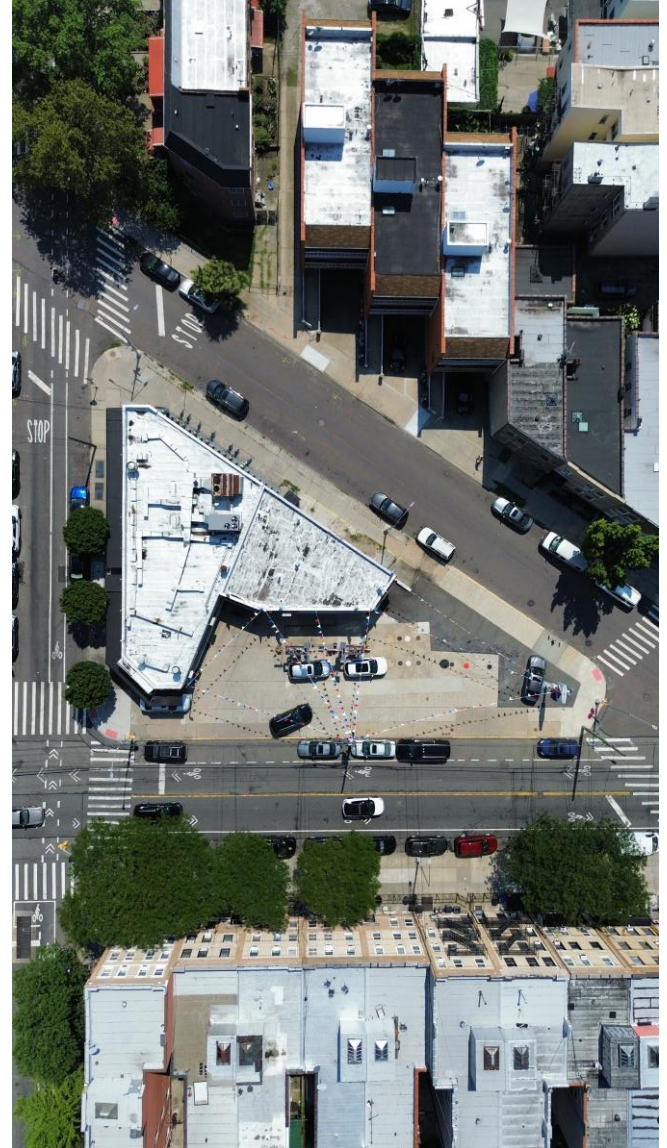
This certificate is issued subject to the limitations hereinafter specified and to the following regulations of the Board of Standards and Appeals: (Optional numbers to be inserted here) **Sec. 226-57, Bul. 48 Vol. 42.**

PERMISSIBLE USE AND OCCUPANCY

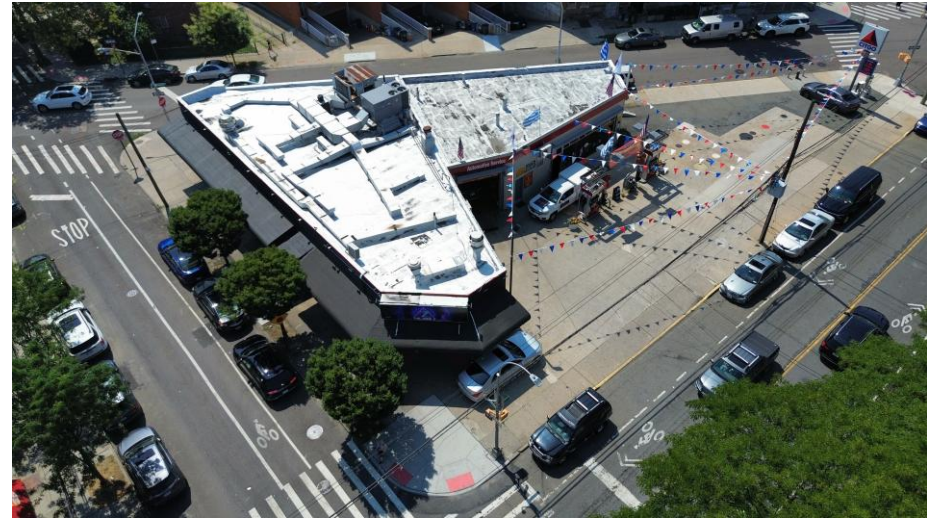
STORY	LIVE LOADS Lbs per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
1	On gr.	3		3	Gasoline Station, Lubrication, Car Wash (Non-auto.), Minor Repairs with Hand Tools only, Office, Sales & Storage of Auto Accessories Parking of more than five (5) cars waiting to be serviced. Plot - 126.34' X 72.41' E Irr. 74.98' X 0.36' X 175.69' Fire Dept. Certification 9/2/59.



PHOTOS



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ADVISORY TEAM



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