



**LANDAIR
PROPERTY
ADVISORS**

Astoria Development Site w/ ~24,438 Buildable Ft²

30-90 Crescent St, Astoria, NY 11102
30-88 Crescent St, Astoria, NY 11102

Presented by:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

An exceptional residential development opportunity in a stable Astoria market. Together, 30-90 and 30-88 Crescent Street offer 8,146 square feet of land with 36 feet of frontage, zoned R6A with an FAR of 3.0, providing approximately 24,438 buildable square feet. Both properties will be delivered vacant, ready for immediate development.

The assemblage can be expanded to include 30-86 Crescent Street, increasing scale and flexibility. Located near transit, retail, and neighborhood amenities, these sites offer developers and investors a prime opportunity to execute a well-located residential project in a proven market.

Astoria's residential sector has demonstrated consistent demand and stable returns, making this offering particularly attractive for projects targeting mid-size apartment buildings or multi-family rental units. The location and zoning provide clear development potential with strong long-term value.

PROPERTY HIGHLIGHTS

- 8,146 SF lot / ~24,438 buildable SF (FAR 3.0)
- 36 feet of frontage on Crescent Street
- Delivered vacant
- \$266 per buildable SF
- Assemblage opportunity with 30-86 Crescent Street
- Located just 0.4 miles from the 30th Avenue and Broadway (N, W) subway stations



OFFERING SUMMARY

Sale Price:	\$6,500,000
Lot Size:	8,146 ft ²
Zoning District	R6A
Residential BSF:	24,438
Price Per Buildable S.F.	\$266
Corner/Midblock:	Midblock
Street Frontage:	36.41 ft
Tenancy:	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	30-90 Crescent	30-88 Crescent
Area	Astoria	Astoria
Block/Lot	570/53	570/52
Lot Dimensions	18.33' x 231.58'	18.08' x 227.67'
Lot Sq. Ft.	4,246	3,900

BUILDING INFORMATION

Building Type	Residential	Residential
Building Sq. Ft.	2,034	1,440
Total Units	2	2

NYC FINANCIAL INFORMATION

Assessed Value	\$36,437	\$41,803
Tax Rate	20.630%	20.630%
Gross Taxes	\$7,517	\$8,624

ZONING INFORMATION

Zoning District	R6A	R6A
Base Floor Area Ratio (FAR)	3	3
Residential Buildable Sq. Ft.	12,738	11,700
Commercial FAR	-	-
Commercial Buildable Sq. Ft.	-	-
U.A.P FAR	3.9	3.9
U.A.P Buildable Sq. Ft.	16,559	15,210
Community Facility FAR	3	3
Community Facility Buildable Sq. Ft.	12,738	12,738

Tax Map



Zoning and Land Use Map (Zola)



AERIAL PHOTOS



ADVISORY TEAM



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