



**LANDAIR  
PROPERTY  
ADVISORS**

**Mixed-Use Building in Prime Astoria  
(2) Residential Apartments  
2,100 Sq. Ft. of Retail**

**33-29 Astoria Blvd N, Astoria, NY 1103**

***Presented By:***

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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Landair Property Advisors (“LPA”) has been hired as the exclusive agent for 33-29 Astoria Blvd N, Astoria, NY 11103.

33-29 Astoria Boulevard North is a mixed-use investment property located in the heart of Astoria, Queens. The building consists of two free-market residential apartments above approximately 2,100 square feet of ground-floor retail space. The residential units are well-sized two-bedroom layouts, both currently occupied, while the retail component is delivered vacant, providing an incoming owner with immediate upside through lease-up at market rents.

Situated along Astoria Boulevard North, the property benefits from strong visibility, convenient access to public transportation, and proximity to major thoroughfares connecting Astoria to Manhattan and the greater Queens market. The combination of stabilized residential income and value-add retail potential makes this an attractive opportunity for investors seeking both cash flow and long-term upside in a supply-constrained neighborhood

## PROPERTY HIGHLIGHTS

- Mixed-use building with (2) free-market apartments and ground floor retail delivered vacant.
- Both apartments are occupied, generating stable in-place cash-flow.
- Vacant 2,100 Sq. Ft. of Retail designed for an Investor or User.
- 106' of Frontage along Astoria Blvd N, a Major Corridor supporting long-term retail demand and tenant visibility.
- Balanced Income Profile with approximately 40% of income being derived from the Residential apartments.



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,495,000</b>
Lot Size:	2,628 SF
Lot Dimensions:	106.35' x 44.38'
Unit Mix:	(2) 2 Bedroom Apartments
Retail Sq. Ft.:	2,100 SF
Total Building Sq. Ft.:	3,546 SF
Projected Gross Income:	\$188,000
Corner/Midblock:	Corner
Street Frontage:	106.35' on Astoria Blvd N



# PROPERTY DETAILS

## PROPERTY INFORMATION

Address	33-29 Astoria Blvd N
Area	Astoria
Block/Lot	836/38
Lot Dimensions	106.35' x 44.38'
Lot Sq. Ft.	2,628 SF

## BUILDING INFORMATION

Building Type	Mixed-Use (Retail + Residential)
Building Sq. Ft.	3,546 SF
Total Units	3

## NYC FINANCIAL INFORMATION

Assessed Value	\$273,150
Tax Rate	10.774%
Gross Taxes	\$29,395

## ZONING INFORMATION

Zoning District	R5B
Base Floor Area Ratio (FAR)	1.5
Residential Buildable Sq. Ft.	3,942 SF
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	-
UAP Buildable Sq. Ft.	-
Community Facility FAR	2.0
Community Facility Buildable Sq. Ft.	5,256 SF
Industrial FAR	-
Industrial Buildable Sq. Ft.	-

Apartments



Retail



# RENT ROLL & FINANCIALS

Unit	Type	Layout	Sq. Ft.	Monthly Rent	Annual Rent	\$/Sq. Ft.	Pro Forma Rent	Pro Forma	Tenancy	Lease End Date
Retail	Retail	-	2100 sqft	-	-	\$66	\$9,500	\$66	Vacant	-
-										
Apt 1	Free Market	2 BR	520 sqft	\$3,500	\$42,000	\$81	\$3,500	\$81	Occupied	-
-										
Apt 2	Free Market	2 BR	577 sqft	\$3,500	\$42,000	\$73	\$3,500	\$73	Occupied	-
-										

## Current Cash Flow Analysis

### Income

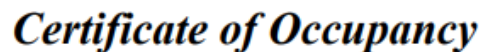
Retail Income	\$114,000	-
Office Income	-	-
Residential Income	\$84,000	-
CF Income	-	-
Industrial Income	-	-
Tax reimbursements	-	
Misc Income	-	-
Gross Income	<b>\$198,000</b>	
Vacancy*	\$9,900	
Effective Gross Income	<b>\$188,100</b>	

### Expenses

Taxes	\$29,395
Insurance	\$2,659
Water & Sewer	\$2,000
Repairs & Maintenance	\$1,773
Management	\$5,940
Electric	(Tenants Pay)
Heat	(Tenants Pay)
Total Expenses	\$41,767

Effective Gross Income:	<b>\$188,100</b>
Total Expenses:	<b>\$41,767</b>
Net Income	<b>\$146,333</b>





Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	S-2		6E	ACCESSORY USES
001 001 132		150	A-2		6A	EATING AND DRINKING ESTABLISHMENT
002 002		40	R-3	1	2A	ONE DWELLING UNIT
003 003		40	R-3	1	2A	ONE DWELLING UNIT
RO F		50	S-2		2B	MECHANICAL ROOM
NO DANCING OR ENTERTAINMENT						
END OF SECTION						

# ADVISORY TEAM

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