



**LANDAIR  
PROPERTY  
ADVISORS**

# Prime Astoria Professional Condo

1 Block from Steinway Street  
*1606 Sq. Ft. Available For Sale*

**30-63 38<sup>TH</sup> St, Unit B1  
Astoria, NY 11103**

*Presented by:*

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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

We are pleased to present a rare opportunity to own a 1,606 SF professional/community facility condominium in the absolute heart of Astoria. Priced aggressively for a timely sale, this unit represents an exceptional value proposition for end-users and investors looking to establish a footprint in one of Queens' most vibrant commercial corridors.

Offered at a low asking price compared to recent neighborhood comps, this is a high-equity opportunity in a high-demand sub-market. Whether you are looking to stop paying rent and own your office or add a high-yield asset to your portfolio, this Astoria gem is a must-see.

Available for immediate sale. Contact us today to schedule a private tour.

## PROPERTY HIGHLIGHTS

- **Layout:** Currently subdivided into 5 private rooms, offering a turnkey solution for medical, legal, or professional services.
- **Unrivaled Accessibility:** Truly unique "triple access" configuration:
  - Private Front Walk-down Entrance: Ideal for high-visibility branding and client arrivals.
  - Main Condo Lobby Entrance: For a professional, secure reception experience.
  - Full ADA Compliance: Accessible via elevator, ensuring seamless entry for all patients and clients.
- **Location:** Situated just one block from Steinway Street, providing immediate access to the N/M subway lines



## OFFERING SUMMARY






Sale Price:	<b>\$550,000</b>
Common Charges:	\$844/mo
Unit Size:	1606 SF
Year Built	2007
Price Per S.F	\$342
Corner/Midblock:	Midblock
Street Access:	Yes
Tenancy:	Delivered Vacant



# FLOORPLAN



**BASMENT FLOOR PLAN**  
SCALE: 3/32"=1'-0"

-  RESIDENTIAL UNIT
-  LIMITED COMMON ELEMENT
-  COMMON ELEMENT
-  COMMERCIAL UNIT
-  MAIN ENTRANCE



# CERTIFICATE OF OCCUPANCY



## Certificate of Occupancy

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CO Number: 402486118F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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	B-2		2B	METER RM, SPRINKLER RM, ACCESSORY USES, LAUNDRY RM, MECHANICAL RM, COMPACTOR RM.
CEL			E		4A	MEDICAL HEALTH CARE FACILITY, COMMUNITY FACILITY.
BAS	40	E			4A	MEDICAL HEALTH CARE FACILITY.
BAS			J-2		2A	RESIDENTIAL LOBBY
001	40	E			4A	MEDICAL HEALTH CARE FACILITY
002	40	J-2	3		2A	(3) CLASS "A" DWELLING UNITS
003	40	J-2	3		2A	(3) CLASS "A" DWELLING UNITS
004	40	J-2	2		2A	(2) CLASS "A" DWELLING UNITS
005	40	J-2	2		2A	(2) CLASS "A" DWELLING UNITS
ROF	40	J-2			2B	RECREATIONAL SPACE. NOTE: 10 UNIT RESIDENTIAL BUILDING WITH MEDICAL HEALTH CARE FACILITIES.
END OF SECTION						







# ADVISORY TEAM

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