



**LANDAIR
ADVISORS**

Shovel Ready Development Site in Astoria 8 Units

26-24 30th Street, Astoria, NY 11102

Presented by:

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

Landair Advisors is pleased to present 26-24 30th Street, a rare development site offering 6,314 buildable square feet, inclusive of additional air rights transferred from the adjacent lot at 26-22 30th Street. This assemblage-driven upzoning provides a developer or investor with enhanced density and design flexibility not typically available on a standard through-lot in this submarket.

Ideally located in the heart of Astoria, the site benefits from strong neighborhood fundamentals, excellent transit access, and steady residential and commercial demand – making it a compelling opportunity for ground-up multifamily, mixed-use, or condominium development.

The property is located 2 blocks away from the Astoria Boulevard N, W train stop.

PROPERTY HIGHLIGHTS

- 6,314 SF of buildable area, boosted by transferred air rights from 26-22 30th Street, maximizing development potential beyond the site's native zoning envelope
- Prime Astoria location with strong access to transit, retail corridors, and a dense, transit-oriented residential population
- Assemblage advantage – the air rights transfer reflects a clean, already-executed transaction, reducing timeline risk and legal complexity for a buyer
- Approved Plans in place for a total of 8 units spread over 4 floors and a basement utilizing 485x with 2 of those units affordable
- Strong underlying market fundamentals, supported by continued residential demand and limited comparable development sites in the immediate area

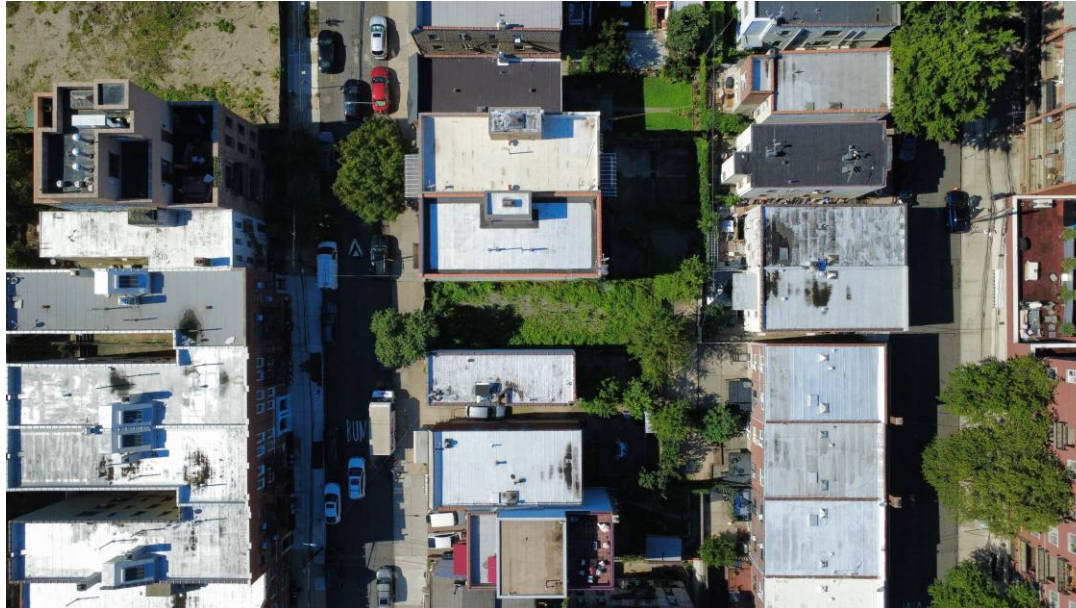
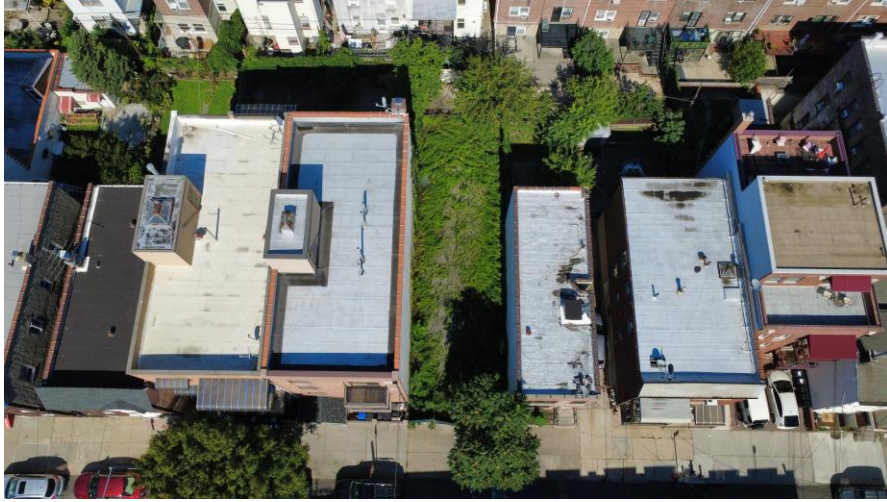


OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	2,054
Zoning District	R6B
Residential BSF:	6,391
Price Per Buildable S.F.	\$297
Corner/Midblock:	Midblock
Street Frontage:	24.17 ft
Tenancy:	Vacant



SITE PICTURES



26-24

30TH STREET

ASTORIA, QUEENS

A BOUTIQUE
RESIDENTIAL OPPORTUNITY
ON A 25' x 85' LOT



26-24 30TH STREET
ASTORIA, QUEENS



APPROVED PLANS
4 STORIES + PENTHOUSE
+ CELLAR
8-FAMILY RESIDENTIAL



25' x 85'
DEVELOPMENT LOT
24' x 50'
BUILDING FOOTPRINT
(AS PER PLANS)



700 SF
REAR YARD
RECREATION AREA



PRIME ASTORIA LOCATION
NEAR TRANSIT, SHOPS,
DINING & PARKS



REAR YARD (APPROX. 700 SF)



PENTHOUSE / ROOF

RENDERINGS BASED ON AP
FOR MARKETING P

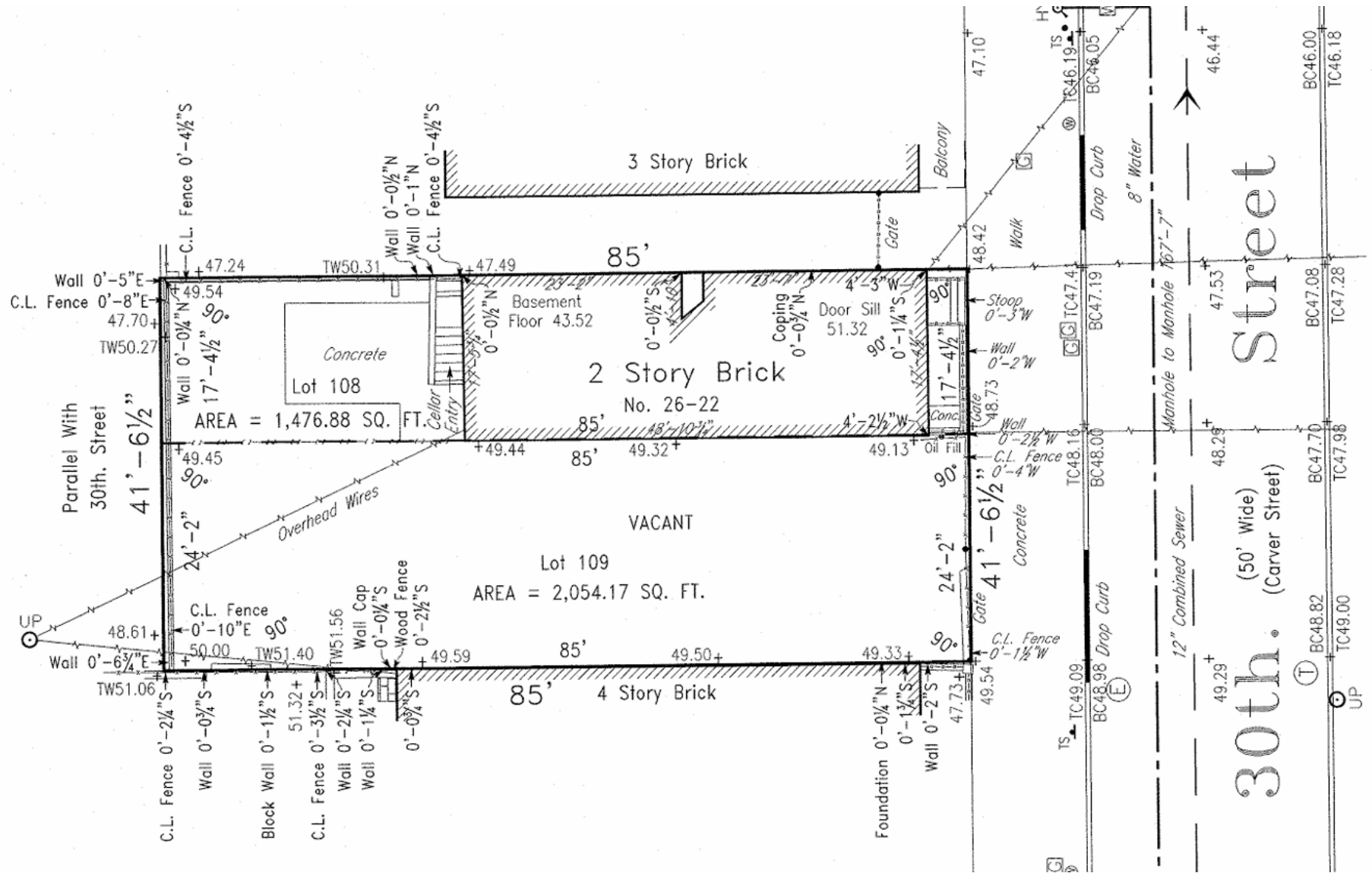




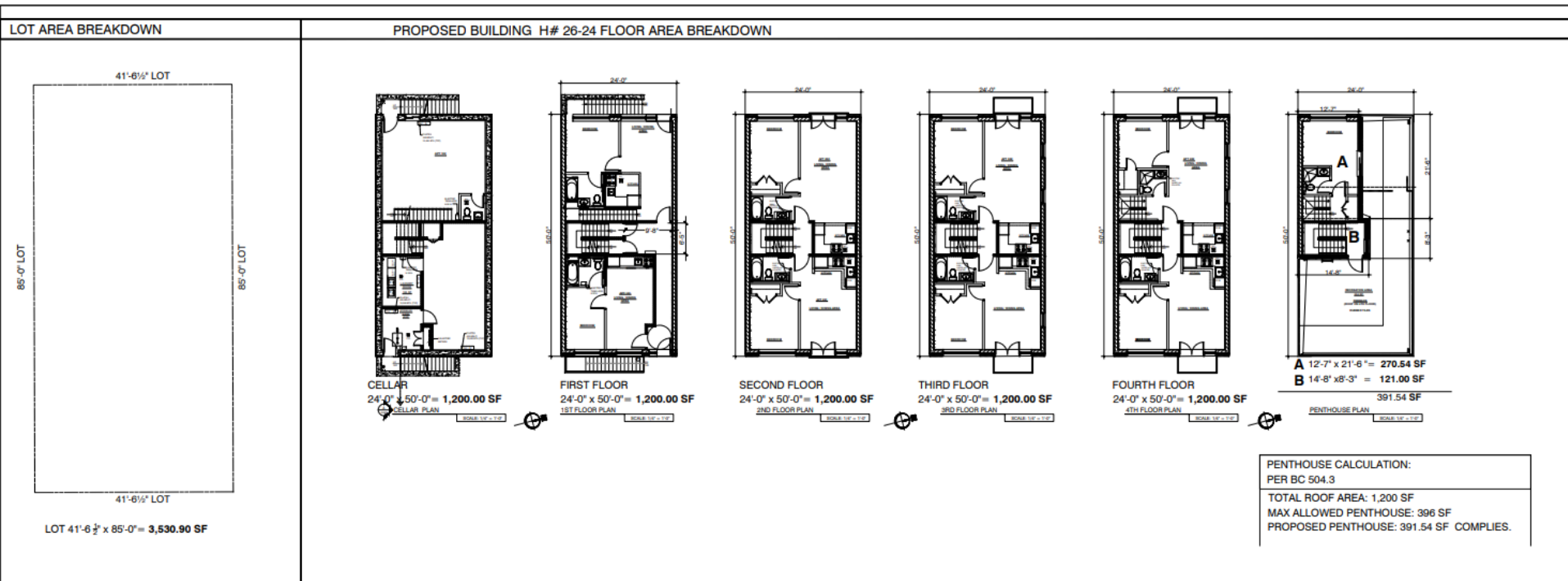
24.17'

85'

8



SITE PLANS



FULLY APPROVED SET OF PLANS AVAILABLE



ADVISORY TEAM



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