



**LANDAIR
ADVISORS**

3-FAMILY FOR SALE
25' X 60' IRR - R5
~2,300 SF

34-31 31ST ST, ASTORIA, NY 11106

Presented by:

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Senior Associate

PROPERTY SUMMARY

PROPERTY DESCRIPTION

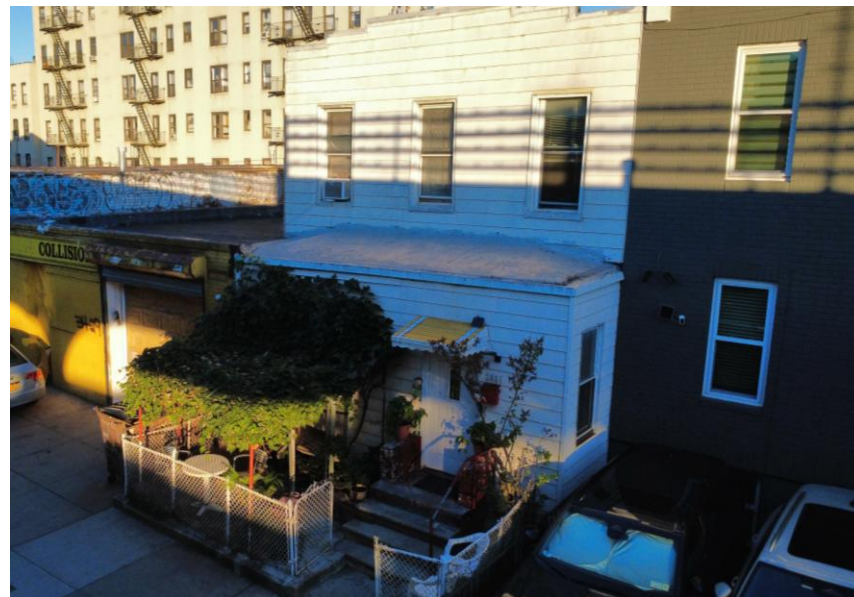
Landair Advisors has been exclusively retained to sell 34-31 31st Street, Astoria, NY 11106. The offering is a 3-family building totaling ~2,300 SF on a ~1,140 SF lot (25' x 60'), with a low annual tax bill of \$6,415, providing investors with efficient operating expenses.

The property sits just 0.2 miles from both the Broadway and 36th Avenue N/W subway stations, providing quick, direct access to Manhattan. The surrounding neighborhood features active retail corridors, consistent residential demand, and a growing concentration of new development that continues to strengthen the market.

This offering presents a rare opportunity to acquire a centrally located multifamily asset in the heart of Astoria. With low operating costs, strong transit access, and upside through reconfiguration, the property is well-positioned for stable income and long-term growth.

PROPERTY HIGHLIGHTS

- 3-family with upside
- ~1,140 SF mid-block lot in the heart of Astoria
- Low annual tax bill of just \$6,415
- Delivered vacant: set your own rents or move right in
- Strong fit for investors and owner-users alike
- Just 0.2 miles to the Broadway and 36th Avenue N/W subway stations



OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size	~1,140 ft ²
Lot Dimensions	25' x 60' IRR
Zoning District	R5
Total Building S.F.	~2,300 ft ²
Total Units	3
Corner/Midblock	Midblock
Tenancy	Delivered Vacant



PROPERTY DETAILS

PROPERTY INFORMATION

	34-31 31st St
Area	Astoria
Block/Lot	608/16
Lot Dimensions	25' x 80'
Lot Sq. Ft.	1,140

BUILDING INFORMATION

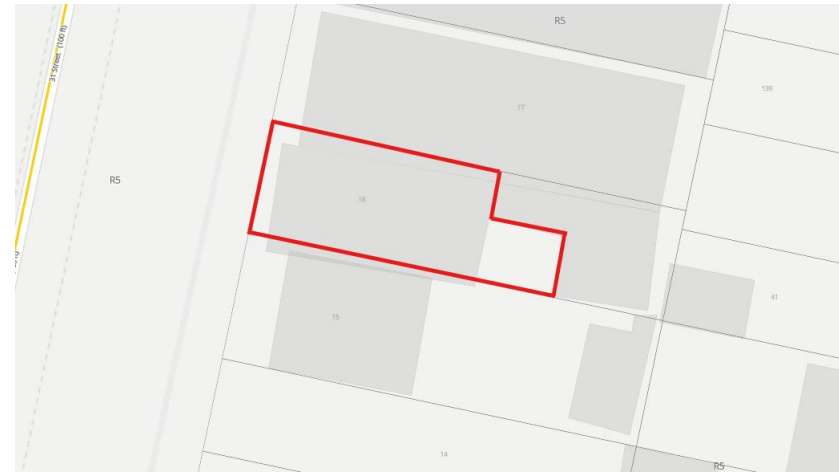
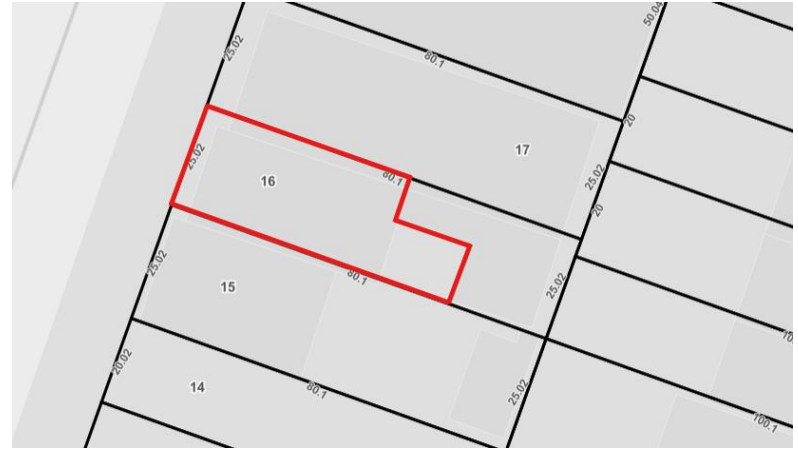
Building Type	Multifamily
Building Sq. Ft.	2,300 ft ²
Total Units	3

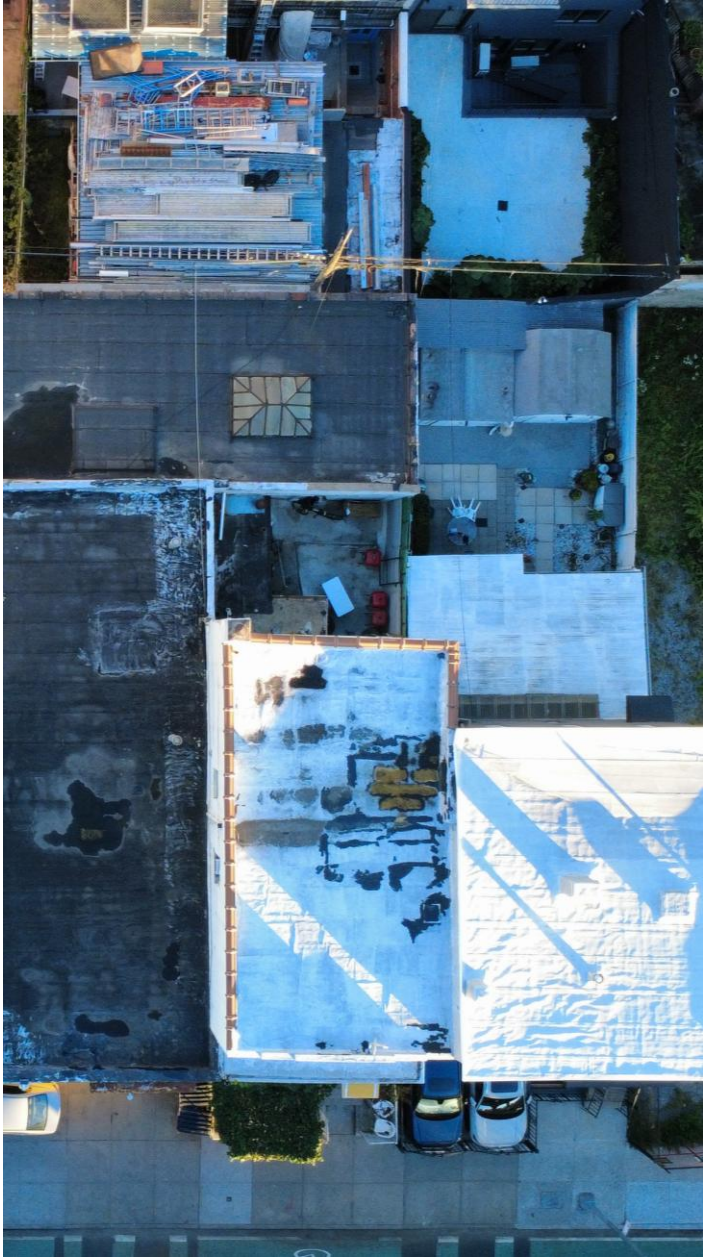
NYC FINANCIAL INFORMATION

Assessed Value	\$32,328
Tax Rate	19.843%
Gross Taxes	\$6,415

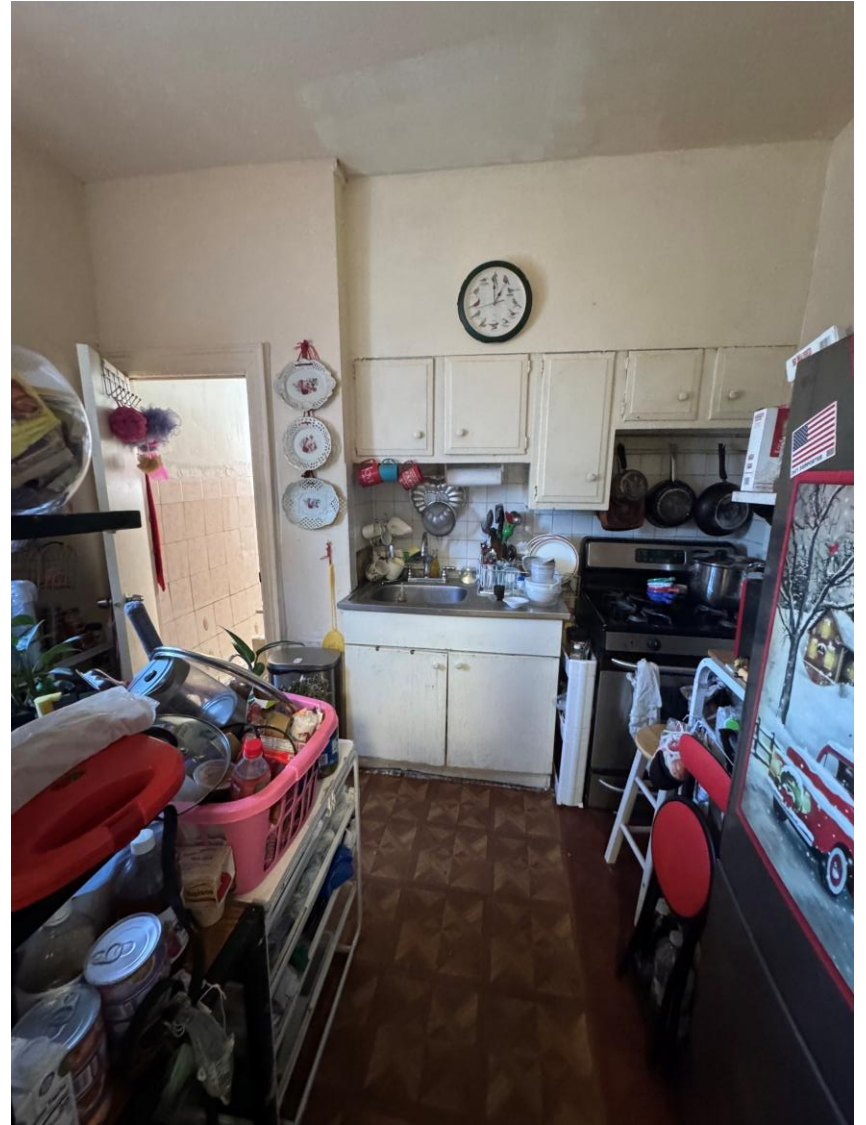
ZONING INFORMATION

Zoning District	R5
Base Floor Area Ratio (FAR)	1.5
Residential Buildable Sq. Ft.	1,710
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	-
UAP Buildable Sq. Ft.	-
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	2,280
Industrial FAR	-
Industrial Buildable Sq. Ft.	-





INTERIOR PHOTOS



INTERIOR PHOTOS



COMPARABLE SALES (3-Unit Multifamily)

<u>Address</u>	<u>Price</u>	<u>Square Footage</u>	<u>Date Sold</u>	<u>Units</u>
35-04 28th St	\$1,530,000.00	2,425 ft ²	6/23/2025	3
32-33 46th St	\$1,715,000.00	2,664 ft ²	4/30/2025	3
12-24 31st Dr	\$1,650,000.00	2,056 ft ²	8/9/2024	3
30-40 35th St	\$1,500,000.00	2,600 ft ²	3/27/2025	3
30-71 43rd St	\$1,680,000.00	2,532 ft ²	7/1/2024	3
31-38 45th St	\$1,700,000.00	2,536 ft ²	6/28/2024	3



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