

LANDAIR ADVISORS

WAREHOUSE FOR SALE IN ASTORIA

25' X 80' – R5

2,767 SF

34-29 31ST ST, ASTORIA, NY 11106

Presented by:

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Senior Associate

PROPERTY SUMMARY

PROPERTY DESCRIPTION

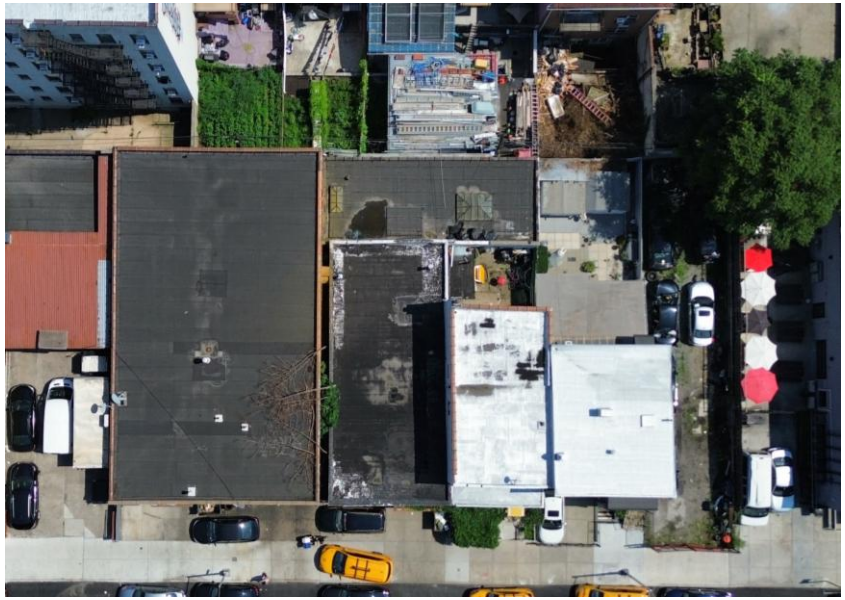
Landair Advisors has been exclusively retained to sell 34-29 31st Street, Astoria, NY 11106. The offering is a 2,767 SF industrial building occupying its entire 2,860 SF lot, currently operating as an auto body shop, with a gross annual tax bill of $12,059.

The property can be delivered vacant or with the existing tenant, offering flexibility for both investors seeking immediate income and owner-users looking to occupy the space.

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 industrial asset in the heart of Astoria. With low operating costs, strong transit access, and flexible delivery, the property is well-positioned for stable income and long-term value.

PROPERTY HIGHLIGHTS

- 2,860 SF mid-block lot (25' x 80' IRR)
- Low annual tax bill of $12,059
- Flexible delivery: vacant or with the existing tenant
- Ideal for an investor or owner-user
- 0.2 miles to the Broadway and 36th Avenue N/W subway stations



OFFERING SUMMARY

Sale Price:	**$1,500,000**
Lot Size	2,860 ft²
Lot Dimensions	25' x 80' IRR
Zoning District	R5
Total Building S.F.	2,767 ft²
Total Units	1
Corner/Midblock	Midblock
Tenancy	Delivered Vacant

PROPERTY DETAILS

PROPERTY INFORMATION

	34-29 31st St
Area	Astoria
Block/Lot	608/17
Lot Dimensions	25' x 80'
Lot Sq. Ft.	2,860

BUILDING INFORMATION

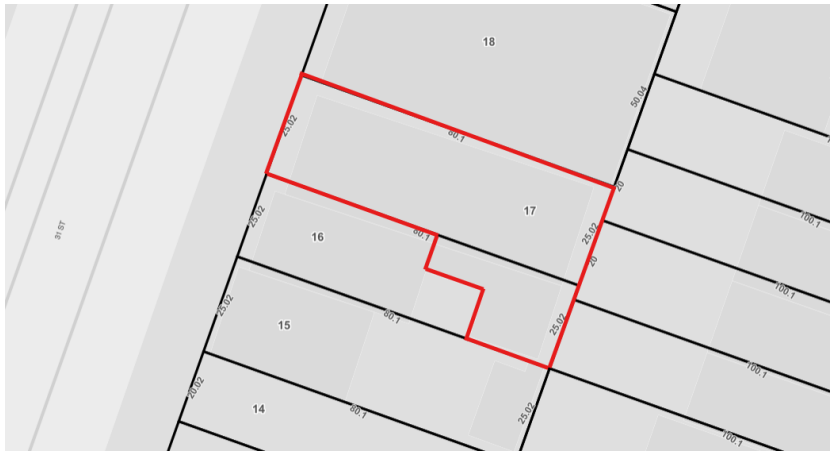
Building Type	Industrial
Building Sq. Ft.	2,767 ft²
Total Units	1

NYC FINANCIAL INFORMATION

Assessed Value	$112,050
Tax Rate	10.848%
Gross Taxes	$12,059

ZONING INFORMATION

Zoning District	R5
Base Floor Area Ratio (FAR)	1.5
Residential Buildable Sq. Ft.	4,290
Commercial FAR	-
Commercial Buildable Sq. Ft.	-
UAP FAR	-
UAP Buildable Sq. Ft.	-
Community Facility FAR	2
Community Facility Buildable Sq. Ft.	5,720
Industrial FAR	-
Industrial Buildable Sq. Ft.	-






FR LIMO INC
34-23 31ST • TEL 718-433-3799
COLLISION
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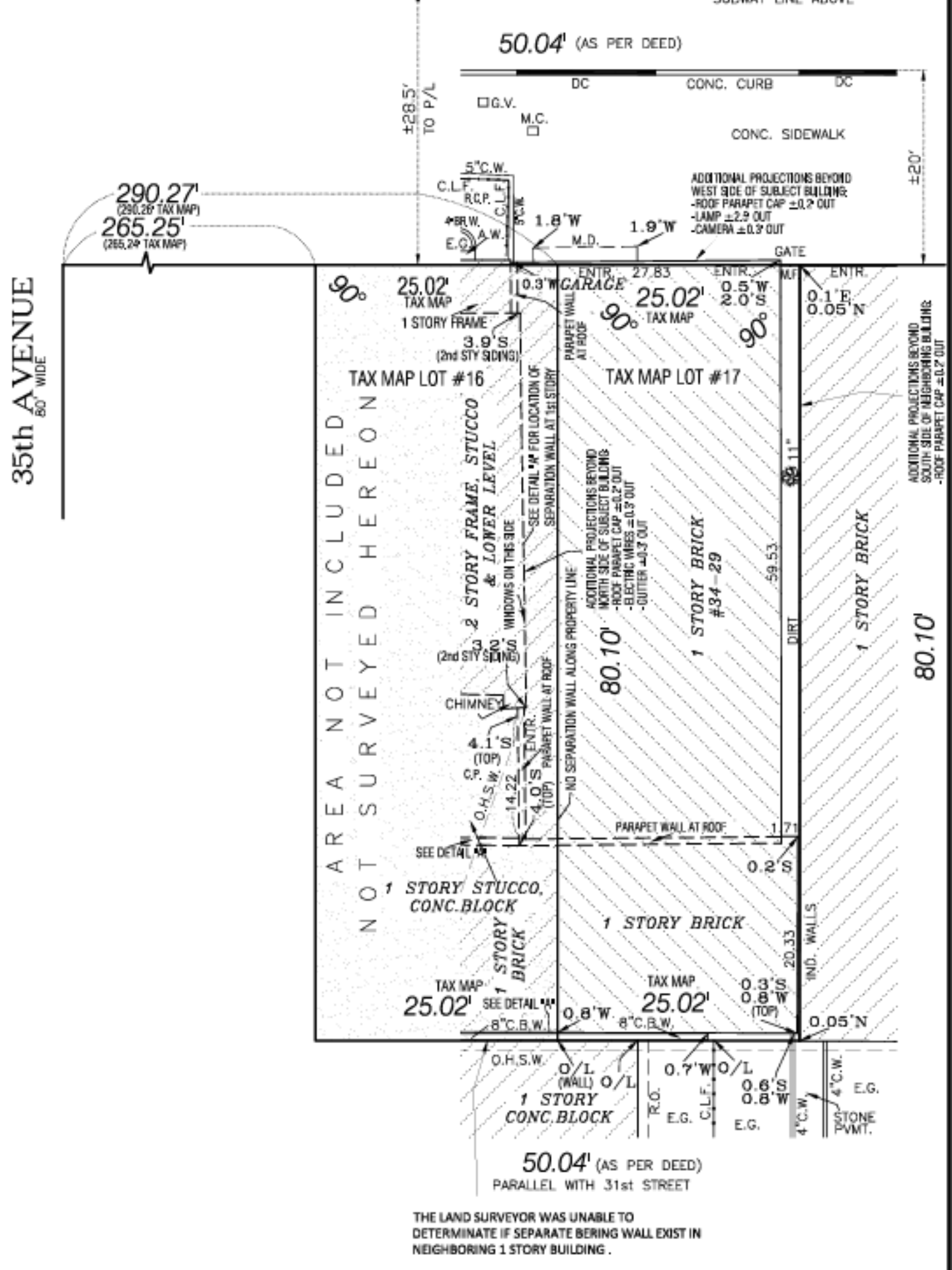

THE LAND SURVEYOR WAS UNABLE TO DETERMINATE IF SEPARATE BERING WALL EXIST IN NEIGHBORING 1 STORY BUILDING .

COMPARABLE SALES (Industrial)

Address	Price	Square Footage	$/ft²	Date Sold
36-09 34th St	$1,750,000	2,500 ft²	$700	6/20/2024
38-56 13th St	$1,500,000	2,504 ft²	$599	9/20/2023
31-81 42nd St	$1,800,000	2,500 ft²	$720	1/24/2024
37-38 31st St	$1,850,000	2,075 ft²	$891	4/13/2022

ADVISORY TEAM



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