



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



14-27 ASTORIA BOULEVARD

ASTORIA, NY 11102

Mixed Use Building For Sale

3-Story Mixed-Use Property with Income.
1,900 Sq. Ft. Ground Floor Warehouse with
a Basement and 3 Apartments.

Type

**Warehouse / Residential /
Industrial / Investment**



SQUARE FOOT

4,900_{SF}



LOADING

1 DRIVE-IN BAY



ZONING

**R6B,
C2-3**



PARCEL ID

540

BLOCK



3

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

RENT ROLL

UNIT SIZE RENT LEASE	MONTHLY RENT	LEASE EXPIRATION
WAREHOUSE 1,900 SQ. FT PLUS BASEMENT	\$5,1518.54	MONTH TO MONTH
2ND FLOOR 4 BED/2 BATHS	\$4,000	7/31/2021
3RD FLOOR 1 BED/1 BATH	\$2,100	5/31/2022
3RD FLOOR 1 BED/1 BATH	\$2,100	7/31/2021
GROSS MONTHLY INCOME	\$13,818.54	
GROSS ANNUAL INCOME	\$165,822.48	

EXPENSES

R.E TAXES	\$25,978
WATER/SEWER	\$1,500
INSURANCE	\$3,363.85
CON EDISON	PAID BY TENANTS
TOTAL EXPENSES	\$30,841
NET INCOME	\$134,981.48

Property Overview

Features

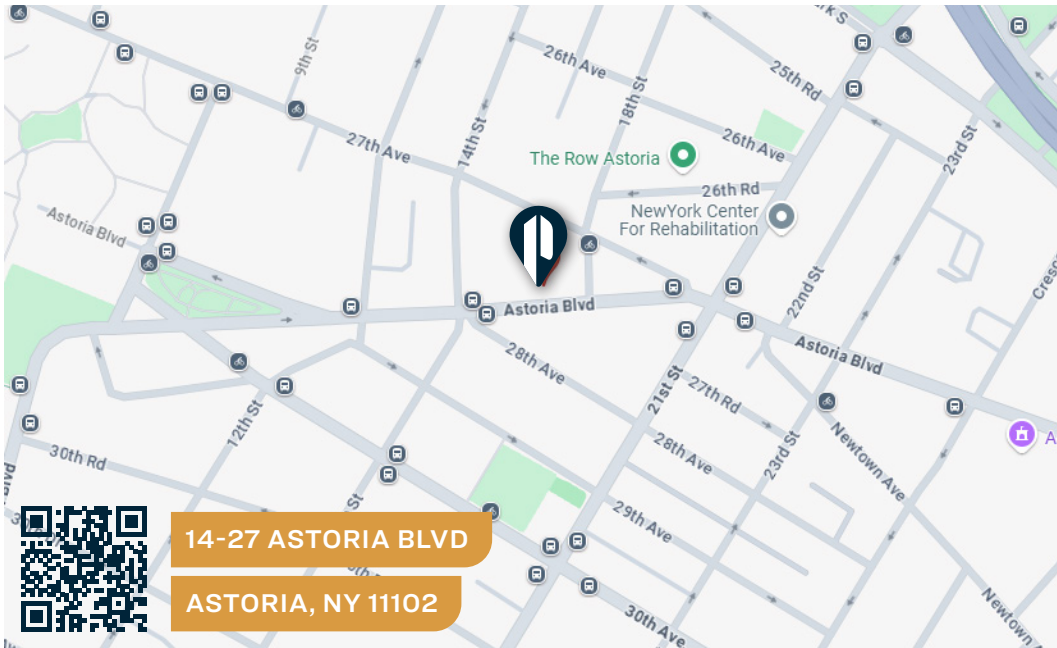
- 3 Residential Units
- Warehouse on the Ground Floor (1,900 Sq. Ft)
- 2,475 Sq. Ft. Plot
- 25 Ft. Frontage on Astoria Boulevard
- Well Maintained
- Walking Distance to Subway
- Low Maintenance Building



INTERIOR



KITCHEN





14-27 ASTORIA BLVD

ASTORIA, NY 11102

TRANSPORTATION

N W ASTORIA BOULEVARD

 I-278 / BQE
GRAND CENTRAL PARKWAY
TRIBORO BRIDGE

 **Q19: ASTORIA BLVD / 27TH AVE**



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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENTS:



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