

28-04 21ST STREET ASTORIA, NEW YORK 11102

ModernSpaces
COMMERCIAL & INVESTMENT PROPERTY GROUP

10,000 BUILDABLE SQUARE FOOT MIXED-USE DEVELOPMENT SITE FOR SALE



Development Potential

Lot Size:	2,500 S.F.
Lot Dimensions:	25' x 100'
As-of-Right Zoning:	C2-3 / R7A
As-of-Right Buildable Square Footage for Residential or Mixed-Use Development:	10,000 B.S.F.

**All measurements are approximate, please see next page for more property information.*

PRICE REDUCED: \$2,250,000

CONTACT

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MIXED-USE DEVELOPMENT SITE FOR SALE

Modern Spaces is pleased to announce that we have been exclusively retained to handle the disposition of 28-04 21st Street, Astoria, NY 11102. The property is a 2,500 square foot lot currently occupied by a 2,640 square foot two story residential building with two units. A favorable zoning of C2-3/R7A allows for an as-of-right 10,000 buildable square feet for mixed-use development. The property's location on 21st Street places it in the center of a hotbed of new development and a growing community. In addition to the immediate access to both the Queensboro Bridge and the Grand Central Parkway/RFK Bridge, the property is also located only a short walk from the N and Q subway lines.



Block: 538

Lot: 42

Lot Size: 2,500 Sq. Ft.

Existing Structure: 2,640 Sq. Ft.

Buildable Sq. Ft.: 10,000

Lot Dimensions: 25' x 100'

Total Taxes (16/17): \$4,298

Street Frontage: 25'

PRICE REDUCED: \$2,250,000

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MODERN SPACES VERNON
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. All zoning, buildable footages and uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

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ASTORIA, NEW YORK 11102

10,000 BUILDABLE SQAURE FOOT MIXED-USE DEVELOPMENT SITE FOR SALE
AREA DEVELOPMENT PROJECTS



-  PLANNING STAGES
-  UNDER CONSTRUCTION
-  COMPLETE

All area development information sourced from The Department of Buildings and The Long Island City Partnership (licpartnership.org).