

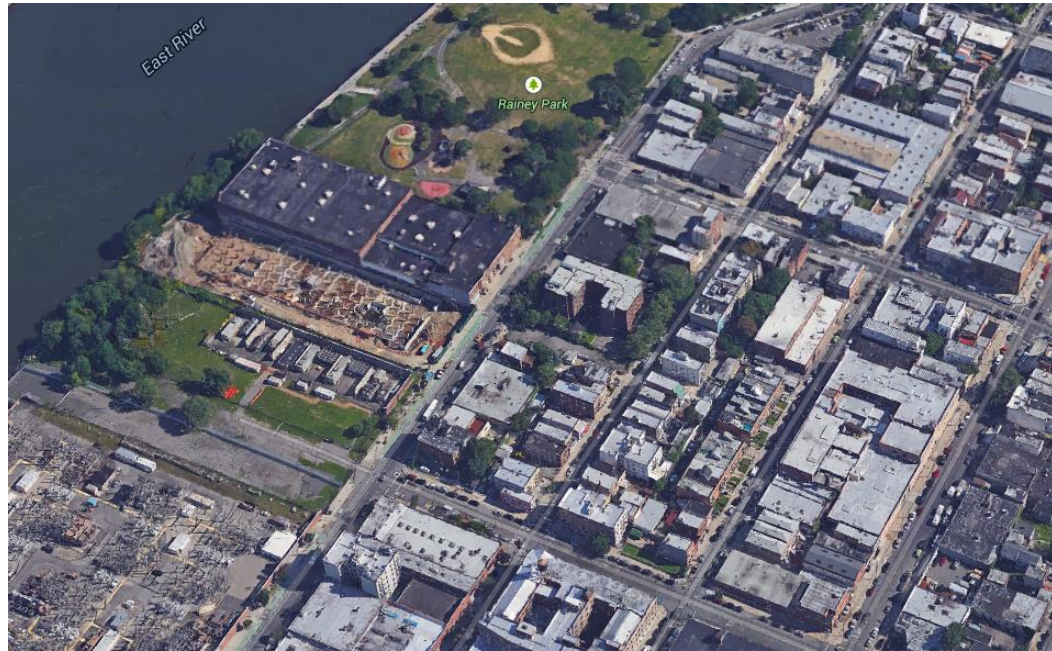
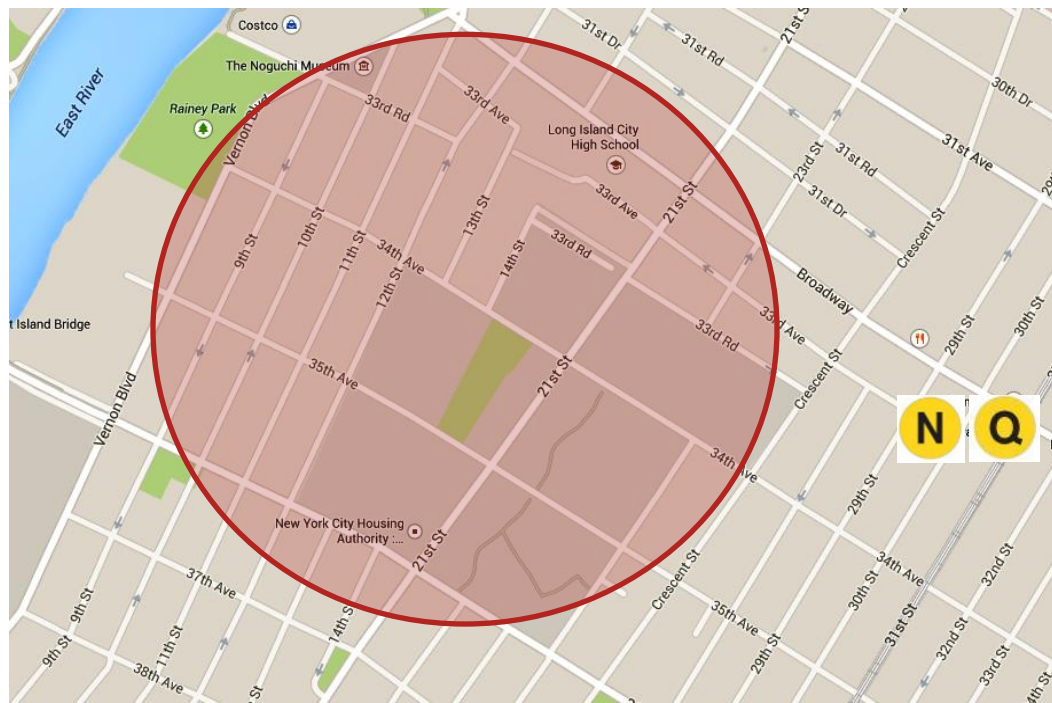
Astoria, 12 Unit Multifamily Building For Sale

\$4,250,000
(+4% Broker's Fee)

PROPERTY OVERVIEW & HIGHLIGHTS

- The subject properties are two contiguous 3-story, 12 unit multifamily buildings in the Astoria section of Queens.
- Both properties are fully gutted. One of the two buildings is entirely vacant and already framed out for (5) 3BR apts. and (1) commercial space. The adjacent building has 5 out of the 6 units vacant.
- These two structures are within close proximity to both the N & Q trains as well as Rainey Park.
- These properties are directly across from the Alma Towers mega-development which will help to bring new amenities to the area.
- The area is primed for growth as Cornell University's tech campus is being built a few step away on Roosevelt Island.

The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.



Rainey Park

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