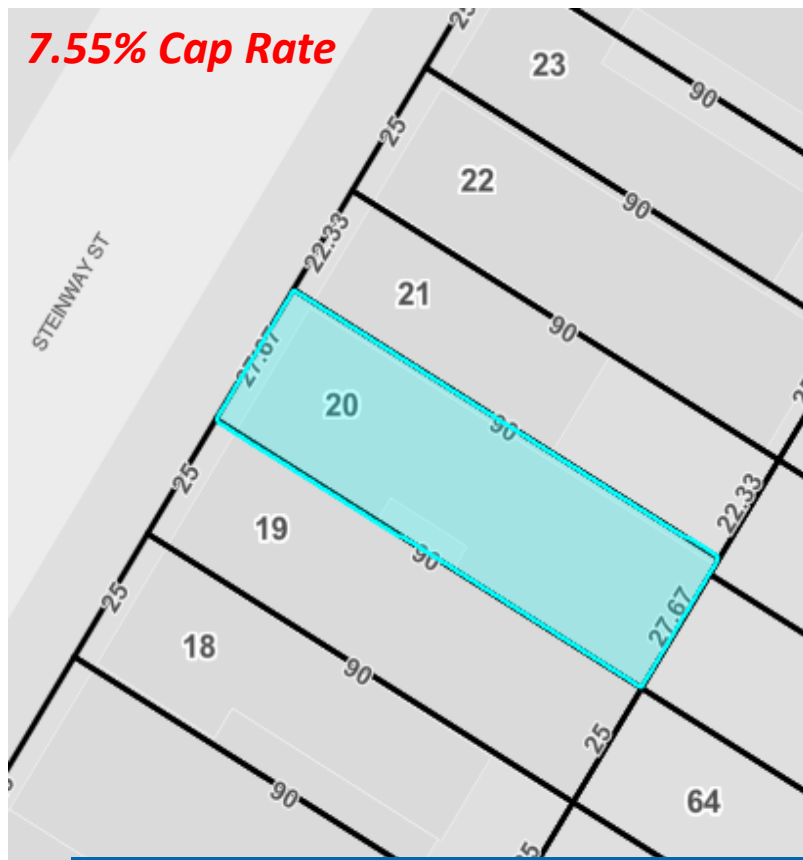


31-53 Steinway Street

FOR SALE | RENOVATED, FULLY LEASED MIXED-USE BUILDING | ASTORIA, NY



REDUCED PRICE \$4,500,000

Address	31-53 Steinway Street Astoria, NY 11103
Block / Lot	678 / 20
Lot Size / Lot Area	27.67' x 90' / 2,490 SF
Building Dimensions	27.67' x 90'
Stories	3 stories with finished basement
Building Sq. Ft.	6,822 SF (above grade)
Retail Units	1
Offices	6
Apartments	2
Year Built / Renovated	1930 / 2021
Zoning	C4-2A
RE taxes (25/26)	\$98,988.88 (paid by tenant)

PROPERTY/LOCATION HIGHLIGHTS

- Fully occupied, NNN leased property
- Credit rated anchor tenant; Children's Place has been at location since 2002 and signed a new lease in March of 2025
- Retail space renovated in 2025 with new electrical and AC system; Second floor (offices) and third floor (apartments) fully gut renovated in 2021
- In the heart of Astoria with many national retailers on the block
- 1 Block to the M and R subway station, allowing access to Manhattan in 10 minutes
- Fully free market property
- Ideal for a 1031 exchange

Contact Exclusive Agents for Additional Information:

For Debt. Guidance, Please Contact:

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Financials

Units	Lease Begins	Lease Expires	Sq. Ft.	Rent P.S.F.	Monthly Rent	Annual Rent
Retail-Children's Place	01/01/02	01/31/31	4,980*	\$26	\$10,916.67	\$131,000.00
Office Suite 100	07/20/23	07/19/26	382	\$68	\$2,150.00	\$25,800.00
Office Suite 200	01/15/24	01/14/27	546	\$63	\$2,866.50	\$34,398.00
Office Suite 300	02/01/24	01/31/28	188	\$80	\$1,250.00	\$15,000.00
Office Suite 400	05/01/24	04/30/34	320	\$71	\$1,900.00	\$22,800.00
Office Suite 500	01/15/24	01/31/28	350	\$67	\$1,950.00	\$23,400.00
Office Suite 600	07/01/24	06/30/26	280	\$71	\$1,650.00	\$19,800.00
Apartment PH1		03/31/27	1,107	\$42	\$3,850.00	\$46,200.00
Apartment PH2		01/31/27	1,107	\$40	\$3,700.00	\$44,400.00
TOTAL:			9,260	\$39.18	\$30,233.17	\$362,798.00

* Children's Place Sq. Ft. includes 2,490 SF (Approx.), fully finished basement space.

REVENUE

Annual Retail Income	\$131,000
Annual Office Income	\$141,198
Annual Apartment Income	\$90,600
Less Vacancy/Credit Loss (3%)	-\$10,884

Effective Gross Income \$351,914

EXPENSES (Estimated)

Metrics

RE Taxes (2025)		Paid by Children's Place
Insurance		Paid by Children's Place
Water and Sewer		Paid by Children's Place
Heat		Paid by Tenants
Electric		Paid by Tenants
Cleaning Services	\$100.00 per month	\$1,200
Management (Projected)	3% of EGI	\$10,557
Total Expenses	Exp/Inc Ratio 3%	\$11,757

NET OPERATING INCOME

\$340,157

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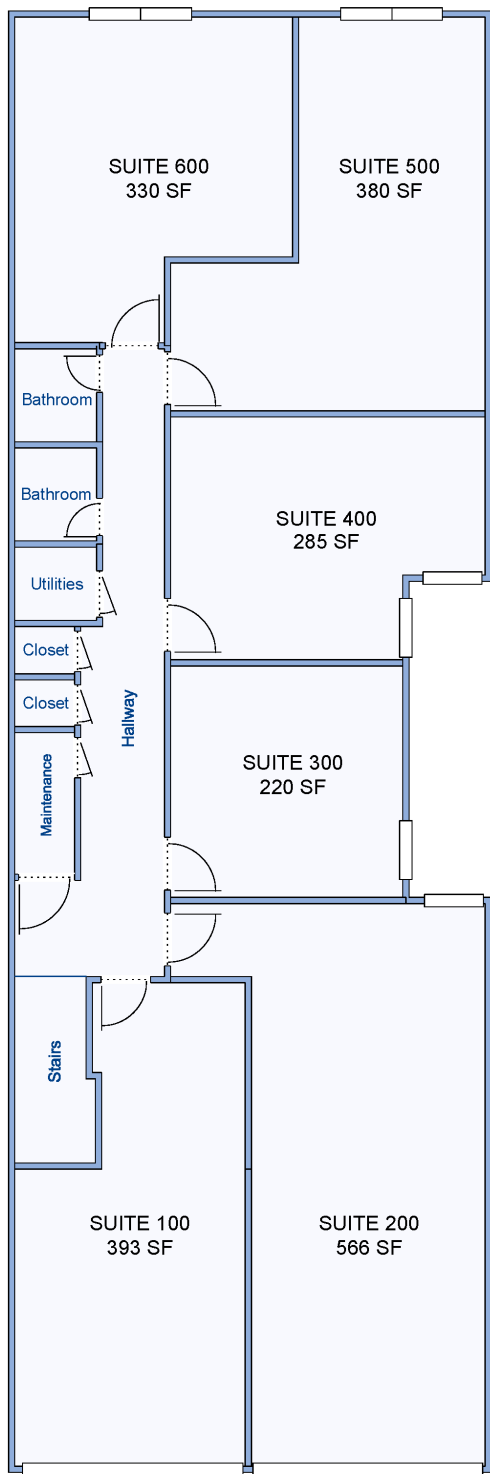
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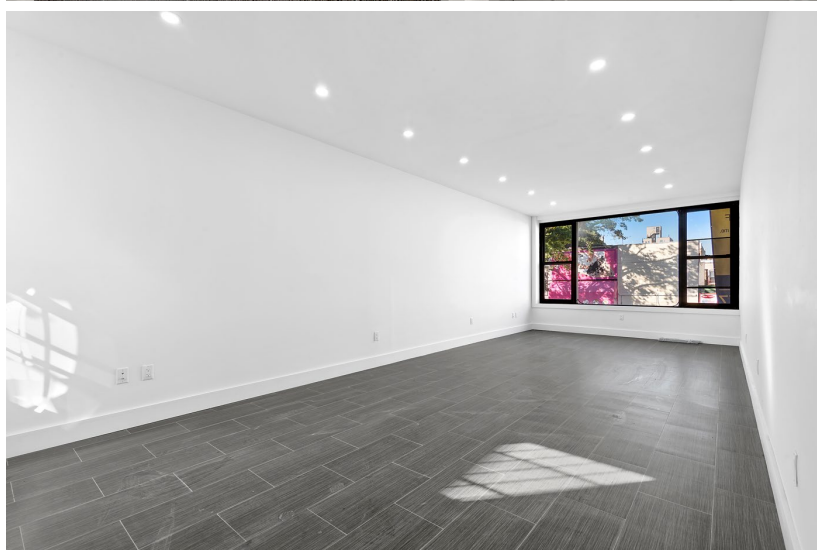
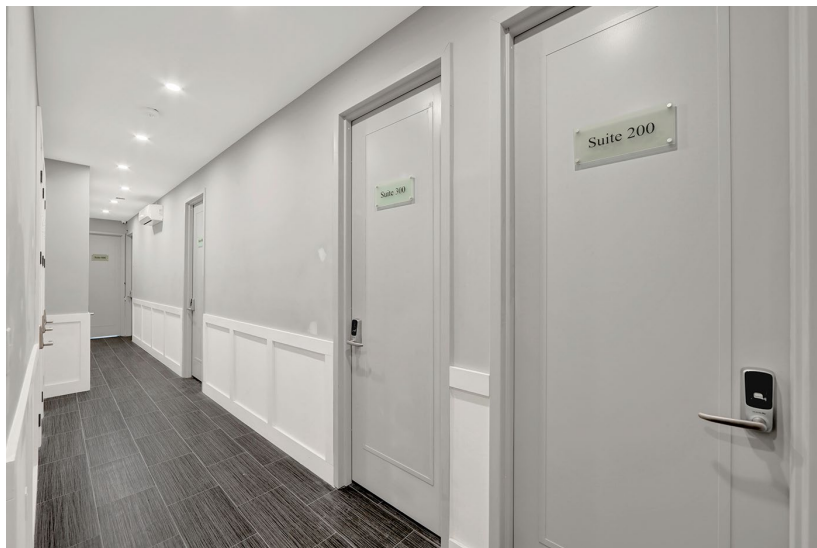
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Office Pictures - 2nd Floor

2nd Floor Offices Layout



STEINWAY STREET



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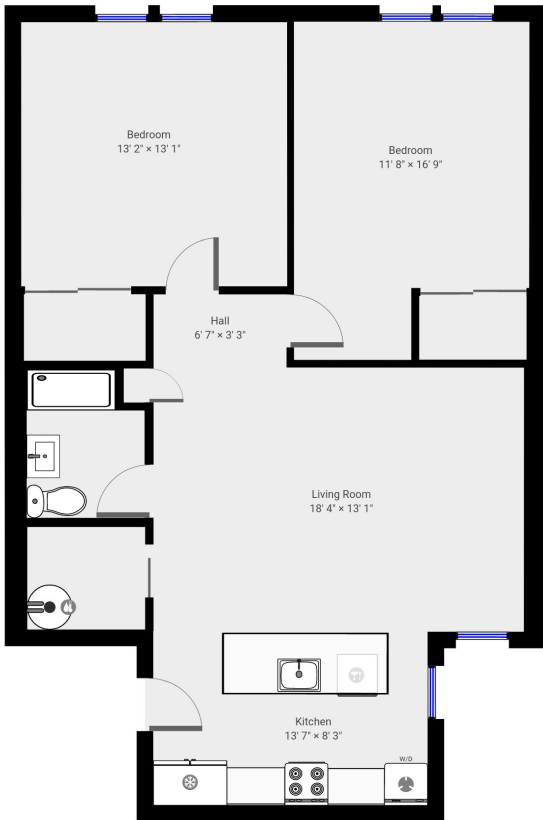
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Apartment Pictures - 3rd Floor



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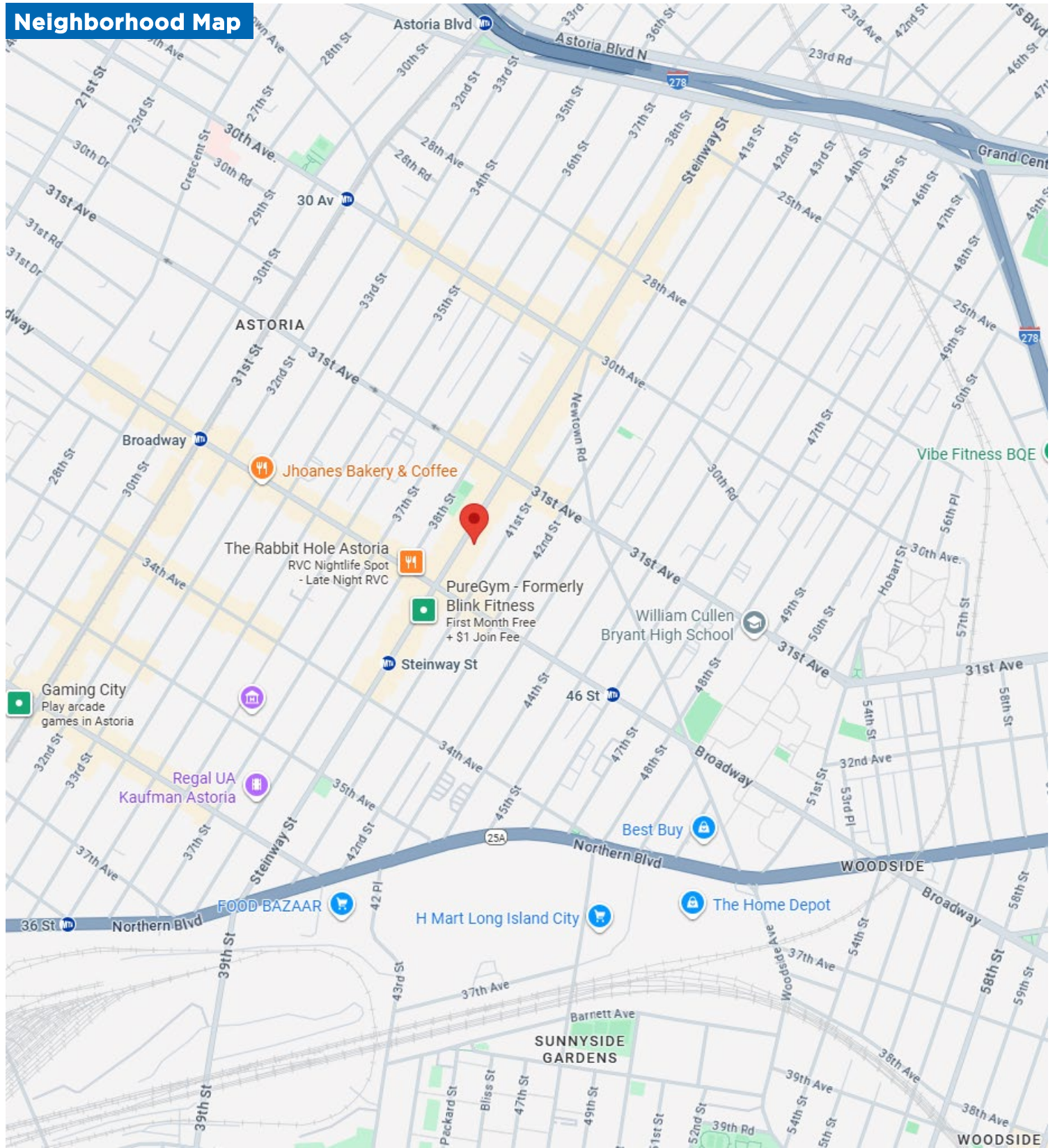
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Neighborhood Map



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