

NEWLY BUILT FIVE STORY CORNER COMMERCIAL BUILDING FOR SALE  
**PRIME INVESTMENT/USER OPPORTUNITY**

30-16 30<sup>TH</sup> DRIVE  
AKA: 30-70 31<sup>ST</sup> STREET  
ASTORIA, NEW YORK

Location: The south west corner of 30<sup>th</sup> Drive and 31<sup>st</sup> Street  
Block: 591  
Lot: 9  
Lot Size: 36' x 80'  
Building Size: Basement: 36' x 80' = 2,880  
1<sup>st</sup> Floor: 36' x 80' irr = 2,805  
Mezzanine: 36' x 80' irr = 2,805  
2<sup>nd</sup> Floor: 36' x 80' = 2,880  
3<sup>rd</sup> Floor: 36' x 80' = 2,880  
4<sup>th</sup> Floor: 36' x 80' = 2,880  
5<sup>th</sup> Floor: 36' x 80' = 2,880  
17,124 Above Grade  
20,004 Below Grade

Stories: Five (5) Plus Full Basement  
Gross Square Feet: 16,920 (Approximately)  
Zoning: (FAR) C4-3 (3.4) R6 Equivalent (2.43) Community Facility (4.8)  
Total Available Air Rights: No Air Rights  
Assessment: \$1,960,650 (23/24)  
Real Estate Taxes: \$207,672.08

Description: A 36' wide 13 unit five story elevatored commercial building. The property is leased as a medical center to different medical tenants. The clinics have their own exam rooms and medical office space. The property has a usable basement and mezzanine which is rented.

The property is a **great investment opportunity**, being fully rented the tenants are paying market rent with increases. They are responsible for their own utilities. The investor can also rent it out to different community facility tenants, like a school, senior center or health club.

The building is a **good user opportunity**, a company can use it as their headquarters. They would have the option to rent the ground floor as retail and occupy the floors above.

The property is located in an area that's under a lot of development and has good commercial exposure. The N train and Q102 Bus runs along 31<sup>st</sup> Street.

Income:

	<u>Unit</u>	<u>Description</u>	<u>Unit Type</u>	<u>Revenue:</u>	<u>Lse Exp</u>
Basement:		Alliance Labortory	Commercial	\$2,625.00	8/31/28
		Dr. Manolas	Commercial	\$1,000.00	
Mezz:		Rose Dermatology	Commercial	\$4,245.70	10/31/25
1 <sup>st</sup> Fl:		Northwell Health	Commercial	\$9,935.77	2/28/24
2 <sup>nd</sup> Fl:		<b>In Negotiation</b>	Commercial	\$6,500.00	Vacant
2 <sup>nd</sup> Fl:		Health East Medical	Commercial	\$2,500.00	3/31/24
2 <sup>nd</sup> Fl:		Dr. Zaharia	Commercial	\$1,000.00	Mo-Mo
2 <sup>nd</sup> Fl:		Dr. Kostadaras	Commercial	\$1,000.00	Mo-Mo
3 <sup>rd</sup> Flr:		Dr. Manolas	Commercial	\$5,200.00	
3 <sup>rd</sup> Flr:		Dr. Axman	Commercial	\$6,088.83	7/31/26
4 <sup>th</sup> Flr:		Dr. Papageorge	Commercial	\$5,200.00	
4 <sup>th</sup> Flr.		NY Cancer & Blood	Commercial	\$6,500.00	9/30/25
5 <sup>th</sup> Flr:		ASNA	Commercial	<u>\$5,445.00</u>	7/31/25
Total Monthly Income:				\$57,240.3	
Total Annual Income:				\$686,883.6	

Note: The basement pays 4.223% of the real estate tax, 1<sup>st</sup> floor 14.902%. 3rd floor Dr. Manolas 10% of the real estate tax, Dr. Axman 9.05% 4<sup>th</sup> Floor: NY Cancer 8.805%, Dr. Papageorge 10%. 5<sup>th</sup> Floor ASNA 6.487% of real estate taxes. Mezz 6.222%. Bsmt Alliance 4.223%

Real Estate Taxes: Owner's Share.	\$144,724.50
Water & Sewer: Paid By Tenants	\$0.00
Insurance:	\$12,000
Fuel gas:(HVAC PAID BY TENANT)	\$0.00
Electric: (common areas)	\$4,000
Repairs & Maintenance:	\$5,000
Super:	\$4,400
Management 2%:	<u>\$7,700</u>
Total Annual Expenses:	\$177,824.50

Net Operating Income: \$509,059.1

ASKING PRICE: \$12,800,000 CAP RATE: 4.0%

For Further Information or Inspection, Please Contact Sales Agent:



HELLENIC MEDICAL CENTER

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30-16 30TH DRIVE

