

11-32 31ST AVENUE, ASTORIA, NY 11106

± 32,200 ZFA ASTORIA DEVELOPMENT SITE

FOR SALE

MAX ZFA
±32,200

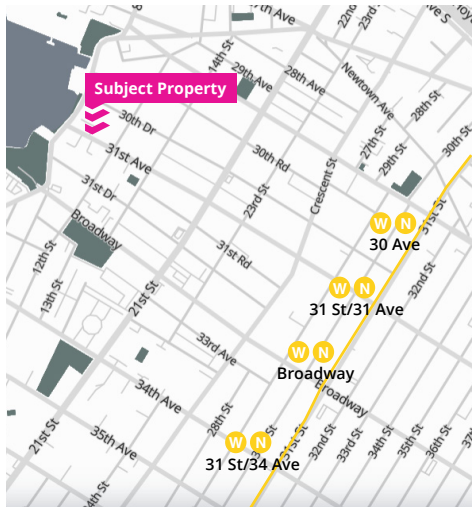
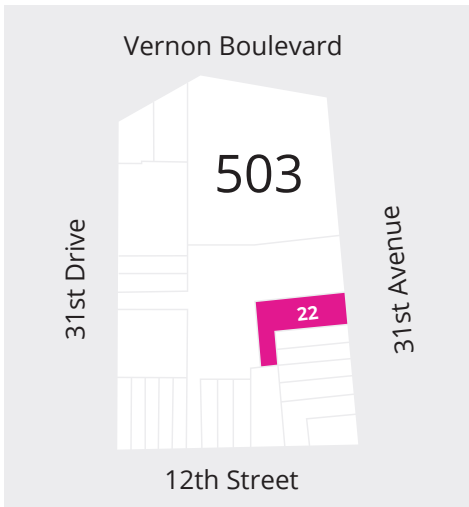
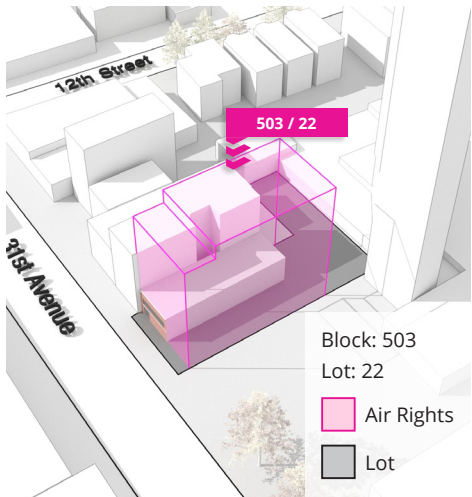
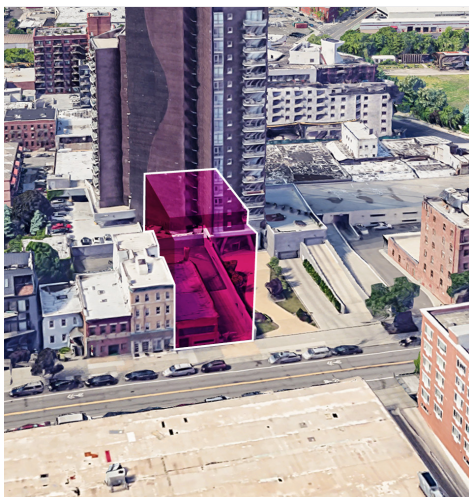
LOT FRONTAGE
46 Feet

ZONING
R7A

- 7,000 SF L-shaped lot in an R7A Zone
- 46 Feet of Frontage on a wide street
- 125 foot deep lot
- Existing Curb Cut
- 3,500 SF existing warehouse
- Parking requirement is waived

| | | | |
|-----------------|--------------------------|----------------|------------------|
| Block: | 503 | Lots: | 22 |
| Lot Dimensions: | 46' x 125' (irr.) | Lot SF: | 7,000 SF |
| Zoning: | R7A | Overlay: | - |
| Base FAR: | 3.45 | Base ZFA: | 24,150 SF |
| Max FAR: | 4.60 | Max ZFA: | 32,200 SF |
| Property Class: | E9 | Neighborhood: | Astoria |
| Tax Class: | 4 | Taxes (19/20): | \$20,541 |

ASKING PRICE: \$5,800,000



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