

11-32 & 11-38 31ST AVENUE, ASTORIA, NY 11106

± 32,775 ZFA ASTORIA DEVELOPMENT SITE

FOR SALE

MAX ZFA
±43,700

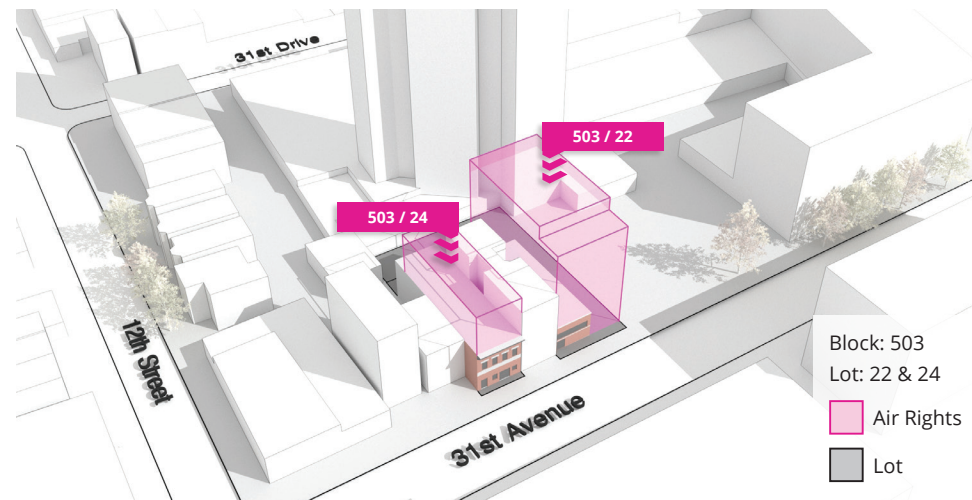
PARKING REQUIREMENT
Waived

ZONING
R7A

- 9,500 SF U-shaped conjoined lots in an R7A Zone
- 125 foot deep lot
- Existing Curb Cut
- Existing 3,500 SF warehouse & 2,750 SF 2-story building
- Parking requirement is waived

Block:	503	Lots:	22 & 24
Lot Dimensions:	46' x 125' (irr.) & 25' x 100'	Lot SF:	9,500 SF
Zoning:	R7A	Overlay:	-
Base FAR:	3.45	Base ZFA:	32,775 SF
Max FAR:	4.60	Max ZFA:	43,700 SF
Property Class:	E9 & S1	Neighborhood:	Astoria
Lot 22 Taxes (19/20):	\$20,496	Lot 22 Tax Class:	4
Lot 24 Taxes (19/20):	\$4,949	Lot 24 Tax Class:	1
Total Taxes (19/20):	\$25,445		

ASKING PRICE: \$8,250,000



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