

# 37-10 31ST AVENUE

## Astoria, NY 11103

10 UNITS | MIXED-USE

EXCLUSIVE AGENTS


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**SERHANT COMMERCIAL.**

## TAX MAP




# 37-10 31st AVE, ASTORIA.

## OFFERED AT: $5,350,000

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

37-10 31st Avenue presents an opportunity to acquire a modern mixed-use asset in the core of Astoria, one of Queens most sought-after and supply-constrained investment markets. Built in 2013, the property features residential apartments above a well-positioned ground-floor retail component, generating diversified income and stable cash flow from multiple revenue streams. Located along Astoria's primary commercial corridor, the asset benefits from exceptional visibility, strong underlying retail fundamentals, and consistent residential demand. Its proximity to the N/W subway lines provides direct access to Midtown Manhattan, further supporting tenant retention, leasing velocity, and long-term rent growth. Modern construction, efficient building systems, and private outdoor space for select units contribute to a low-maintenance ownership profile and limited near-term capital expenditure requirements. Combined with Astoria's dense population, strong demographic profile, and historically resilient rental market, the property offers investors a compelling combination of in-place income, operational efficiency, and long-term appreciation potential.

## PROPERTY INFORMATION

| | |
|---|---|
| **ADDRESS:** | 37-10 31ST Ave, Astoria, NY |
| **NEIGHBORHOOD:** | Astoria, Queens |
| **BLOCK & LOTS:** | 657-41 |
| **YEAR BUILT:** | 2013 |
| **ABATEMENTS:** | 421-a through 2033 / 2027 / 2028 |
| **ZONING:** | C1-3 \| R6A |
| **TYPE:** | MIXED-USE 9 Resi + 1 Retail |
| **NOI:** | $266,789 in place |

## NEARBY TRANSPORTATION

Subway: N / W at Astoria Blvd, 30th Ave and Broadway

Vehicular: BQE, Grand Central Parkway, RFK Triborough Bridge

Other: Q69, Q100 and Q102 bus routes; NYC Ferry Astoria landing

# RENT **ROLL**

**37-10 31st AVENUE**

| UNIT | TENANT | LEASE END DATE | MONTHLY RENT |
|---|---|---|---|
| **2F** | Tenant 1 | 04/30/2026 | $2,153.62 |
| **2R** | Tenant 2 | 08/31/2026 | $2,327.16 |
| **3F** | Tenant 3 | 11/30/2026 | $3,100.00 |
| **3R** | Tenant 4 | 02/28/2026 | $2,261.29 |
| **4F** | Tenant 5 | 07/31/2026 | $2,734.80 |
| **4R** | Tenant 6 | 07/31/2025 | $2,518.64 |
| **5F** | Tenant 7 | 08/31/2026 | $3,200.00 |
| **5R** | Tenant 8 | 03/31/2026 | $2,398.70 |
| **6PH** | Tenant 9 | 12/31/2025 | $3,475.52 |
| **CAFE** | Retail Tenant | 11/30/2033 | $7,210.00 |

## OPERATING EXPENSES

| | |
|---|---|
| **Utilities** | $17,607.00 |
| **Taxes** | $92,160.00 |
| **Total Annual Expenses** | $109,767.00 |

*All leases are five (5) year terms with five (5) year renewal options. 421-a tax abatement in place through 2027.*

| | | | | | |
|---|---|---|---|---|---|
| **MONTHLY INCOME** | **$31,379.73** | **MONTHLY EXPENSES** | **$9,147.25** | **MONTHLY NOI** | **$22,232.48** |
| **ANNUAL INCOME** | **$376,556.76** | **ANNUAL EXPENSES** | **$109,767.00** | **ANNUAL NOI** | **$266,789.76** |

**CAP RATE** **UPON REQUEST**




Nearby subway stations include the N and W trains, with stations at Astoria Blvd, 30th Avenue and Broadway.

# ASTORIA

**Q U E E N S , N E W Y O R K**

The three buildings sit in the heart of Astoria, minutes from Astoria Boulevard and 30th Avenue and roughly 20 minutes to Midtown. They are surrounded by the Steinway Street, 30th Avenue and Broadway retail corridors, with restaurants, cafes and everyday services at the door - a submarket that continues to draw renters priced out of Manhattan and Long Island City.




# SERHANT COMMERCIAL.

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*Replace frames with exterior and interior photography for 25-34 31st St, 37-10 31st Ave and 28-34 38th St.*

# 37-10 31st Avenue

## ASTORIA, NEW YORK

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