

28-18 ASTORIA BOULEVARD, ASTORIA, NY 11102

RETAIL CONDO WITH PARKING



ASKING PRICE: \$1,575,000

PROPERTY INFORMATION

Address:	28-18 Astoria Boulevard, Astoria, NY 11102
Location:	Located on the southerly side of Astoria Blvd, between 28th St and 29th St
Condo Type:	Retail
Condo Block / Lot:	596/1429
Square Footage:	± 2,309 SF
Condo Interest:	10.18%
Common Charges:	\$18,900
Taxes w/ Abatement:	\$826

EXECUTIVE SUMMARY

Goldenwood Property Advisors is pleased to exclusively offer for sale an occupied retail condo + 1 reserved parking space at 28-18 Astoria Boulevard also known as "The Slate". The building is located between 28th Street and 29th Street, 2-blocks to the N & W train station. The retail unit, ± 2,309 square feet is situated at the base of the newly constructed 28-unit condominium. The retail unit is occupied by "Urgent GYN Management Services" with a lease expiring on July 31, 2026. The Property has a 15-year tax abatement that expires in September 2024.



Includes Reserved
PARKING SPACE



N & W Trains
2 BLOCKS AWAY



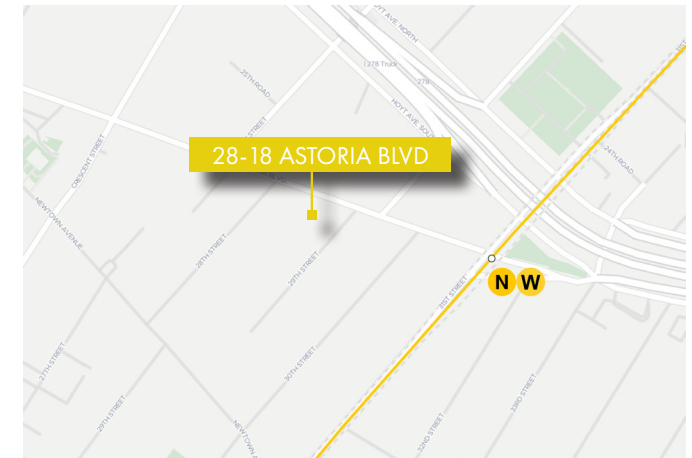
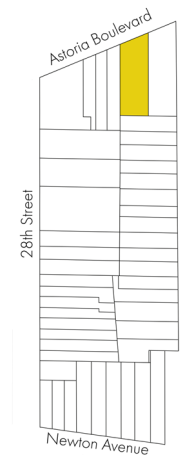
In-Place Actual
6.71% CAP RATE

ECONOMIC SNAPSHOT

Unit	SF	Actual Income		Annual
		LXP	Rent	
GYN Care	2,309	8/31/26	\$10,455	\$125,460
Taxes (with Abatement):		\$826	Effective Gross Income:	\$125,460
CAM:		\$18,900	Less Expenses:	\$19,726
TOTAL:		\$19,726	Net Operating Income:	\$105,734

Gross Rent Escalation Schedule

9/1/19	9/1/20	9/1/21	9/1/22	9/1/23	9/1/24	9/1/25
\$128,597	\$131,811	\$135,107	\$138,107	\$141,947	\$145,495	\$149,133



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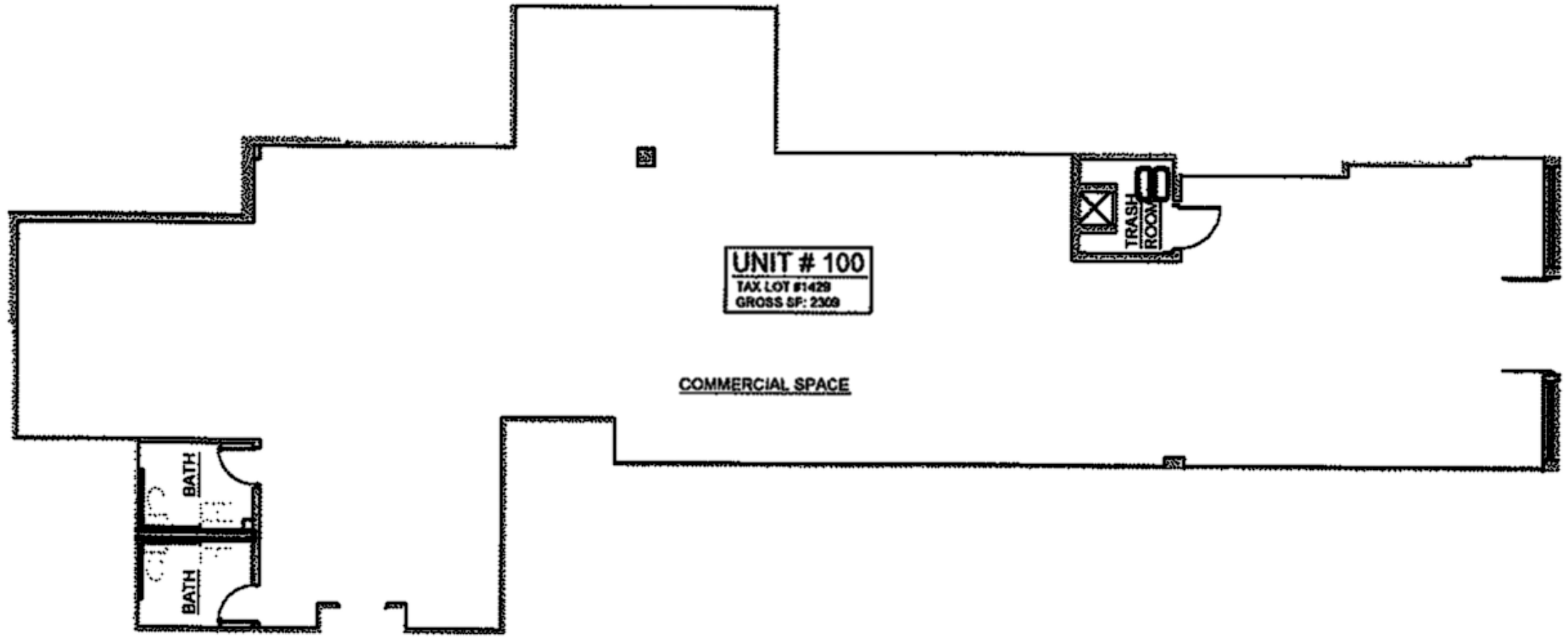
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