

30-09 21ST STREET ASTORIA, NEW YORK 11102



MODERNSPACES
Commercial + Investment Division

8,000 BSF MIXED-USE DEVELOPMENT SITE WITH APPROVED PLANS Page 1 of 5



Property Information	
Address:	30-09 21st Street, Astoria, NY 11101
Block / Lot:	549 / 16
Lot Dimensions / Size:	20' x 100' / 2,000 Sq. Ft. (Approx.)
Zoning:	R7A / C2-3
B.S.F.:	8,000
B.S.F. w/ Incl. Housing:	9,200
Prop. Stories / Units:	7 (Plus Cellar) / 10 Res. & 1 Comm.
Taxes (22/23):	\$3,149.12

CONTACT

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**BACK TO MARKET:
\$1,895,000**

Modern Spaces' Commercial + Investment Division has been exclusively retained for the sale of 30-09 21st Street in Astoria, New York.

The property is an approximately 2,000 square foot vacant lot and has fully-approved plans for a seven-story mixed-use elevator building of approximately 8,000 square feet based on the as-of-right plans. The plans consist of ten apartments and commercial space on the ground floor.

30-09 21st Street is located in proximity to the **N** and **W** trains and is also serviced by several bus routes. The location on 21st street is in the middle of prime new development and a growing community.

The approved plans and shovel-ready site offers a developer the opportunity to get started on a project right away. The property is also located in a Qualified Opportunity Zone.

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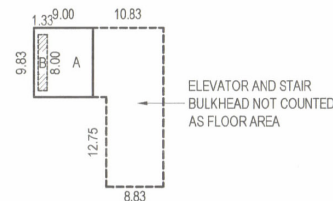
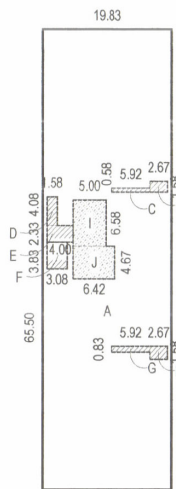
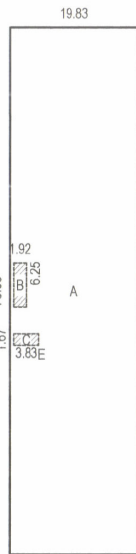
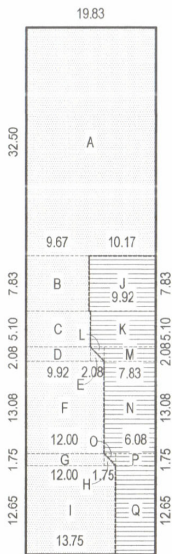
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APPROVED PLANS

FLOOR AREA DIAGRAMS SCALE: 1/16" = 1'-0"

KEY:

- MECHANICAL DEDUCTIONS
- DENSITY PER CORRIDOR DEDUCTIONS
- COMMERCIAL FLOOR AREA
- RESIDENTIAL FLOOR AREA



ELEVATOR AND STAIR BULKHEAD NOT COUNTED AS FLOOR AREA

1st FLOOR COMMERCIAL AREA

A: 19.83' x 32.50'	=	644.48 SF
B: 9.67' x 7.83'	=	75.72 SF
C: 9.92' x 5.10'	=	50.59 SF
D: 9.92' x 2.08'	=	20.63 SF
E: (2.08' x 2.08') / 2	=	2.16 SF
F: 12.00' x 13.08'	=	156.96 SF
G: 12.00' x 1.75'	=	21.00 SF
H: (1.75' x 1.75') / 2	=	1.53 SF
I: 12.65' x 13.75'	=	173.94 SF
TOTAL	=	1,147.01 SF

1st FLOOR RESIDENTIAL AREA

J: 10.17' x 7.83'	=	79.63 SF
K: 9.92' x 5.10'	=	50.59 SF
L: (2.08' x 2.08') / 2	=	2.16 SF
M: 7.83' x 2.08'	=	16.29 SF
N: 7.83' x 13.08'	=	102.42 SF
O: (1.75' x 1.75') / 2	=	1.53 SF
P: 6.08' x 1.75'	=	10.64 SF
Q: 12.65' x 6.08'	=	76.91 SF
TOTAL	=	340.17 SF

1st FLOOR AREA

A: 19.83' x 75.00'	=	1,487.25 SF
TOTAL	=	1,487.25 SF

FLOOR AREA DEDUCTIONS

SCALE: 1/16" = 1'-0"

MECHANICAL DEDUCTIONS		
B: 1.92' x 6.25'	=	12.00 SF
C: 1.67' x 3.83'	=	6.40 SF
TOTAL	=	18.40 SF

18.40 SF DEDUCTED AS PER ZR 12-10.

TOTAL FLOOR AREA - DEDUCTIONS =	
TOTAL ZONING FLOOR AREA	
1,487.25 SF - 18.40 SF = 1,468.85 SF	

2nd-6th FLOOR AREA

A: 19.83' x 65.50'	=	1,298.87 SF
TOTAL	=	1,298.87 SF

FLOOR AREA DEDUCTIONS

SCALE: 1/16" = 1'-0"

MECHANICAL DEDUCTIONS		
B: 1.58' x 2.67'	=	4.22 SF
C: 0.58' x 5.92'	=	3.43 SF
D: 1.58' x 4.08'	=	6.45 SF
E: 2.33' x 4.00'	=	9.32 SF
F: 3.83' x 3.08'	=	11.80 SF
G: 0.58' x 5.92'	=	3.43 SF
H: 1.58' x 2.67'	=	4.22 SF
TOTAL	=	42.87 SF

42.87 SF DEDUCTED AS PER ZR 12-10.

DENSITY PER CORRIDOR

I: 5.00' x 6.58'	=	32.90 SF
J: 4.67' x 6.42'	=	29.98 SF
TOTAL	=	62.88 SF

62.88 SF / 2 = 31.44 SF
31.44 SF DEDUCTED AS PER ZR 28-41.

TOTAL FLOOR AREA - DEDUCTIONS =	
TOTAL ZONING FLOOR AREA	
1,298.87 SF - 42.87 SF - 31.44 SF =	
1,244.56 SF	

PENTHOUSE FLOOR AREA

A: 9.83' x 9.00'	=	88.47 SF
TOTAL	=	88.47 SF

FLOOR AREA DEDUCTIONS

SCALE: 1/16" = 1'-0"

MECHANICAL DEDUCTIONS		
B: 1.33' x 8.00'	=	10.64 SF
TOTAL	=	10.64 SF

15.53 SF DEDUCTED AS PER ZR 12-10.

TOTAL FLOOR AREA - DEDUCTIONS =	
TOTAL ZONING FLOOR AREA	
88.47 SF - 10.64 SF =	
77.83 SF	

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