

**26-25 14TH STREET**  
ASTORIA, NEW YORK 11102



**MODERNSPACES**  
Commercial + Investment Division

**SHOVEL READY 1 TO 6 FAMILY DEVELOPMENT SITE FOR SALE**



**Development Potential**

Lot Size:	5,686 S.F.
Lot Dimensions:	45' x 127' (Approximate, See Survey)
As-of-Right Zoning:	R4 / R5
As-of-Right Buildable Square Footage:	4,939 B.S.F.

FOR SALE

**ASKING PRICE: \$1,450,000**

**CONTACT**

**EVAN J. DANIEL**

Executive Vice President  
516-508-8189

Evan@ModernSpacesNYC.com

**EDWARD DITOMASSO**

Sales Team Manager  
347-276-9593

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**EVANDANIELRE.COM**

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## SHOVEL READY DEVELOPMENT SITE FOR SALE

**MODERN SPACES** is excited to announce that we have been retained on an exclusive basis to market for sale 26-25 14th Street, a 5,686 square foot vacant lot just 1.5 blocks south of Astoria Park in Astoria, Queens.

**THE PROPERTY** has a dual zoning designation of R4 (76.25% of the lot) and R5 (23.75%) giving a developer approximately 4,939 buildable square feet as of right before bonuses for a detached house residential development and the relaxation space of side and back yards in this picturesque area of the Old Astoria Historical neighborhood. With 45 feet of frontage on this quiet block, development options range from a single family private home plus yard for an end-user to a six-family house, or even two smaller multi-family homes for an investor. The old structure was previously demolished making this a "shovel ready" site. **Please inquire to receive a full zoning analysis breaking down the guidelines for construction within this zoning category.**

**THE LOCATION** of the property is in one of the more desirable parts of Astoria just south of Astoria Park. 26-25 14th Street offers developers, end users, or investors a prime spot for families or individuals who prefer to be on a quiet, tree lined block over the hustle and density of a busy street, while still enjoying the benefits of Astoria residency and its speedy commute to Manhattan.



**Block: 901**

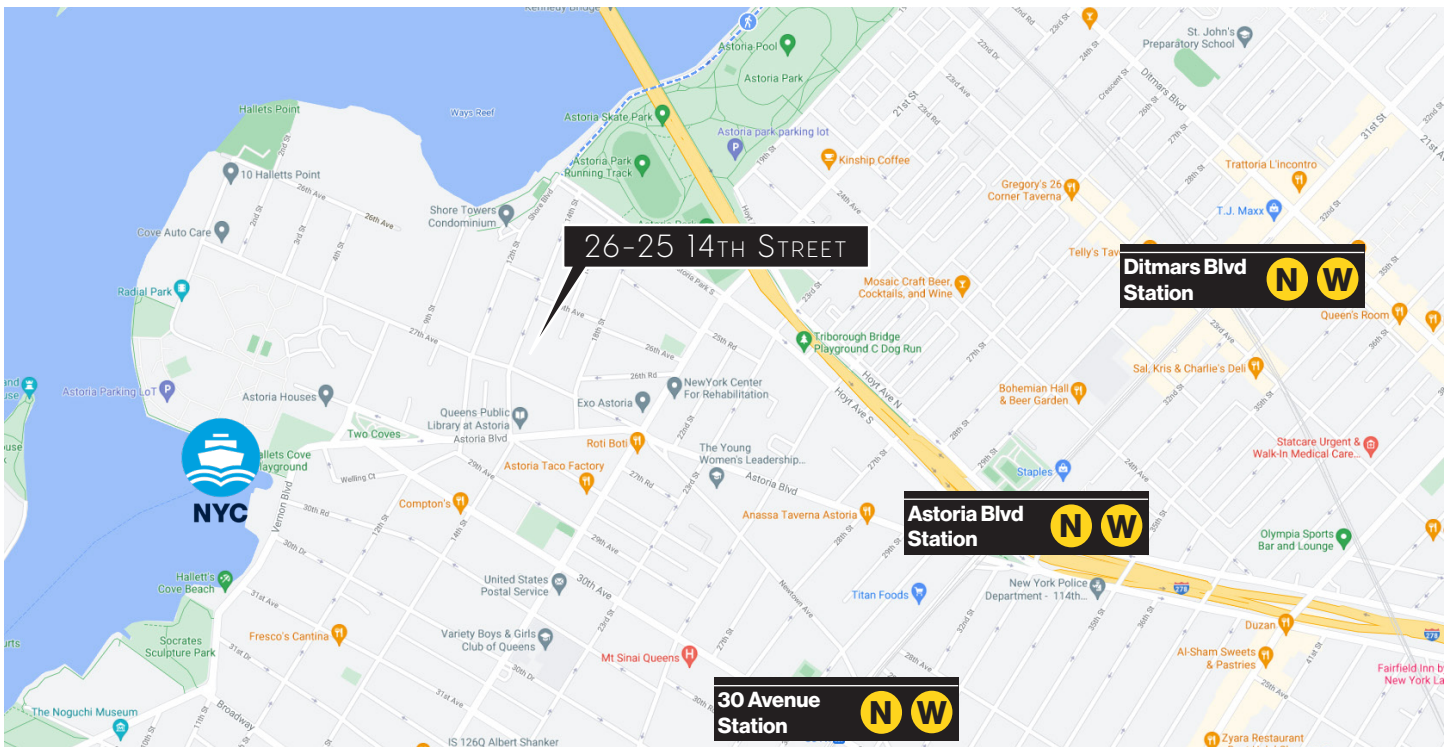
**Lot: 21**

**Lot Size: 5,686 Sq. Ft.**

**As-of-Right Buildable: 4,939 Sq. Ft.**

**Lot Dimensions: 45' x 127' (Approx)**

**Total Taxes (21/22): \$6,608**



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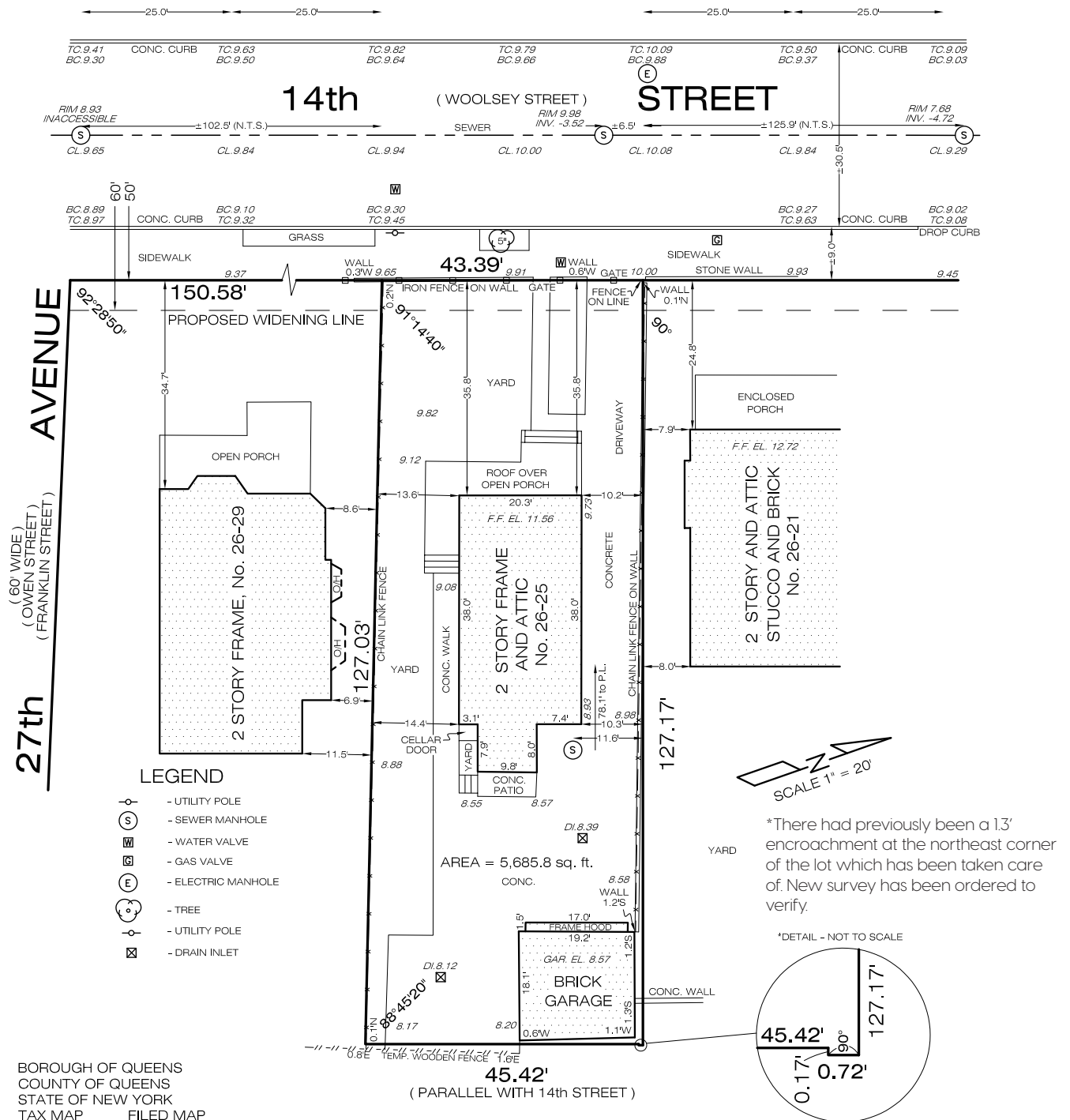
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### Local Rental & Condominium Market

Astoria Rental Pricing						Astoria Condominium Pricing				
	Gross Rent	Net Rent	SF	Gr. \$/PSF	Net \$/PSF	Sale Price	SF	\$/PSF		
Studio	\$2,043	\$1,825	423	\$54	\$58	Studio	\$421,000	472	\$892	
1 Bed	\$2,518	\$2,268	695	\$43	\$39	1 Bed	\$634,779	595	\$1,083	
2 Bed	\$3,597	\$3,237	1059	\$51	\$42	2 Bed	\$876,248	816	\$1,074	
3 Bed	\$4,433	\$3,978	1240	\$52	\$42	3 Bed	\$1,081,100	1116	\$977	
<b>Total</b>	<b>\$2,809</b>	<b>\$2,523</b>	<b>749</b>	<b>\$44</b>	<b>\$40</b>	<b>Total</b>	<b>\$704,012</b>	<b>661</b>	<b>\$1,076</b>	

Market data is derived from 168 rental and 97 condominium comparables closed in Astoria from January 2021 through present. More detailed market information is available, please inquire.

### Local Development Map



Local development map sourced from Long Island City Partnership. For more information, please visit [longislandcityqueens.com](http://longislandcityqueens.com).

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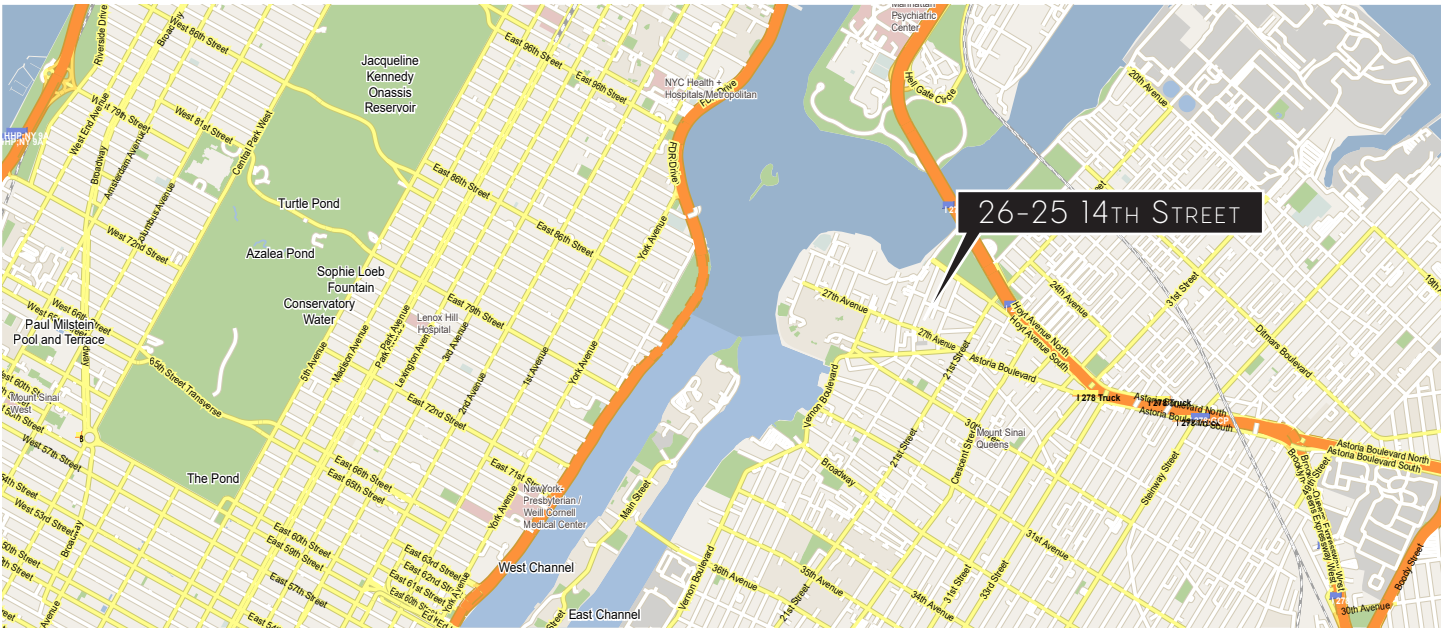
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Tax Map



Area Map



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