

FOR SALE




— 30-76 STEINWAY STREET —

— ASTORIA, NY 11103 —

-  High Traffic Location
-  Excellent Visibility
-  Strong Demographics
-  Flexible Use Potential



INVESTMENT SUMMARY

-  Prime mixed-use building in the heart of Astoria's bustling Steinway Street retail corridor.
-  Exceptional visibility, strong foot traffic, and convenient access to multiple subway lines.
-  Ideal for owner-user, investor, or developer seeking a versatile asset with long-term upside.

AVAILABLE SPACES

| | |
|---|-----------------|
|  1ST FLOOR RETAIL APPROX. 2,250 SF | 2,250 SF |
|  2ND FLOOR APPROX. 2,250 SF | 2,250 SF |
|  FULL BASEMENT ADDITIONAL STORAGE / FLEX SPACE INCLUDED | INCLUDED |

EXCELLENT TRANSIT ACCESSIBILITY






Located just steps from the Steinway St & 30th Ave subway stations, providing convenient access throughout Queens and Manhattan.



PROPERTY OVERVIEW

-  APPROX. 4,500 SF TOTAL BUILDING
-  2 FLOORS + FULL BASEMENT
-  APPROX. 2,250 SF PER FLOOR
-  FULL BASEMENT INCLUDED
-  C4-2A (R6A EQUIVALENT) ZONING DISTRICT
-  APPROX. 6,777 SF BUILDABLE SF WITH ADDITIONAL AIR RIGHTS
-  GAS LINE IN PLACE (IDEAL FOR RESTAURANT USE)
-  DELIVERED VACANT
-  PRIME MIXED-USE OPPORTUNITY
Ideal for Retail, Restaurant, Medical, Wellness, Office, Showroom & Mixed-Use Concepts

KEY FEATURES

-  High Pedestrian & Vehicle Traffic
-  Excellent Visibility & Street Exposure
-  Prime Steinway Street Frontage
-  Surrounded by National Retailers, Restaurants, Cafés & More
-  Strong Fundamentals & Long-Term Value-Add Opportunity



MICHELLE CHANG

631-986-9339

michellechangrealtor@gmail.com



ANGELA LI

347-399-8556

angelee128@yahoo.com

**IDEAL FOR INVESTORS,
DEVELOPERS &
OWNER-USERS**