



ASTORIA, QUEENS

23-22 30TH ROAD

MEDICAL OFFICE CONDO

ASKING PRICE \$2,000,000
\$378 PER SQ. FT.

Medical Office Condominium
Package in the Crescent Tower
Nine Units Encompassing
Entire Second Floor



RIPCO
INVESTMENT SALES



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PROPERTY HIGHLIGHTS

1

MEDICAL OFFICE CONDOMINIUM PACKAGE

- Entire second floor of Crescent Tower, made up of nine condo units
- Gross 5,296 square feet

2

IDEAL LOCATION FOR A MEDICAL USER

- One block from Mount Sinai Hospital
- Medical office dense location

3

DELIVERED VACANT

4

SOLD WITH ADDITIONAL ON-SITE PARKING

5

CLOSE TO PUBLIC TRANSPORTATION

- Short walk to the N & W Train at 30th Avenue and 31st Street



THE OFFERING

Address	23-22 30th Road 2nd Floor Astoria, NY 11102
Location	South side of 30th Road between Crescent Street and 23rd Street
Block	571
Lot (s)	1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100
Zoning	R6B

BUILDING INFORMATION

Lot SF Lot Dimensions	21,390 SF 150' X 142' (approx.)
Stories	12
Building Dimensions	166' X 110' (Est.)
Elevator	Yes

CONDO INFORMATION

Combined Condo SF	5,296
Condo Units	9
Additional Parking Spaces	38, 39, 40, 41, 45, 46, 69, 77

Common Charges	Unit #	Monthly (\$)	Unit #	Monthly (\$)
	A	623.05	F	275.38
	B	316.03	G	261.84
	C	316.03	H	410.81
	D	577.89	J	442.48
	E	442.43	Parking	288.95

Total Common Charges \$3,954.89

Monthly Assessment \$2,303.95

Total \$6,258.84

NYC FINANCIAL INFORMATION

Assessment (22/23)	Lot 1092: \$59,103	Lot 1093: \$30,515	Lot 1094: \$30,515
	Lot 1095: \$59,103	Lot 1096: \$42,357	Lot 1097: \$31,803
	Lot 1098: \$29,484	Lot 1099: \$39,784	Lot 1100: \$42,357
Combined Assessment (22/23)	\$365,021		
Tax Rate	10.646%		
Combined Property Tax (22/23)	\$38,860.14		
Tax Class	4		



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THE FLOATING HOSPITAL
ASTORIA HEALTH CENTER

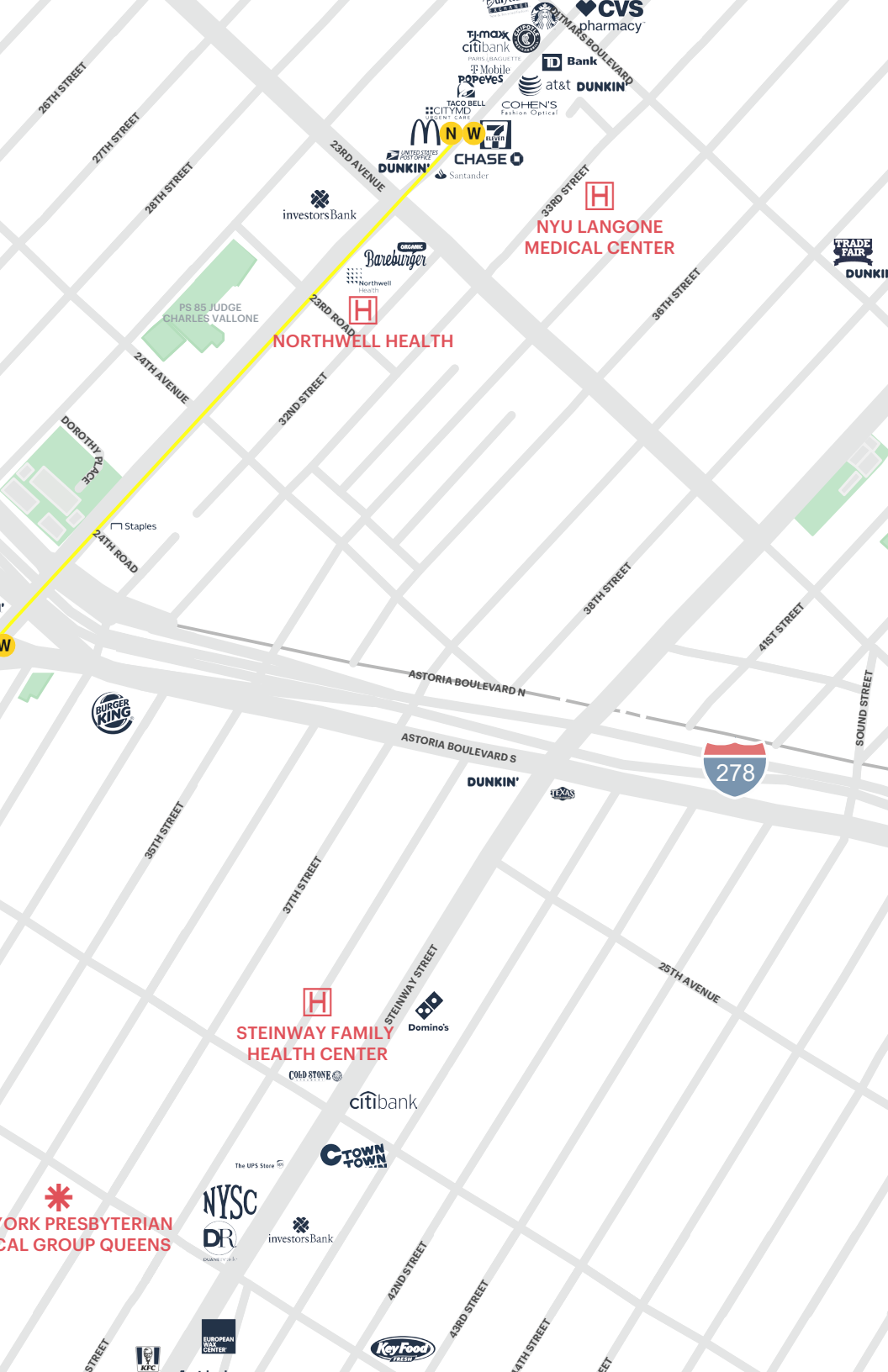
ASTORIA MEDICAL CENTER

MOUNT SINAI HOSPITAL
 MOUNT SINAI EMERGENCY ROOM

MEDICAL TRAVEL AGENCY

MOUNT SINAI FAMILY HEALTH ASSOCIATES

HELLENIC MEDICAL CENTER



TRANSPORTATION

- 30th Avenue
N W 0.4 mile
- Steinway Street
E M R 1.2 mile
- I-278 | Grand Central Parkway
278 1.2 mile

POINTS OF INTEREST

- Athens Square Park 0.4 mile
- Astoria Park 0.6 mile
- Robert F. Kennedy Bridge 0.8 mile
- Ed Koch Queensboro Bridge 2.2 mile
- Long Island City 2.3 mile
- Northern Boulevard 2.3 mile
- Queens Boulevard 2.5 mile
- Manhattan 5.0 mile
- Mount Sinai Hospital 0.2 mile**
- Astoria Medical Center 0.4 mile**
- Hellenic Medical Center 0.6 mile**
- Medical Travel Agency 0.7 mile**
- Astoria Health Center 0.8 mile**
- Family Health Associates 1.2 mile**
- NY Presbyterian 1.2 mile**
- Steinway Family Health 1.5 mile**
- Northwell Health 1.6 mile**
- NYU Langone Center 1.8 mile**

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 YORK PRESBYTERIAN
 CAL GROUP QUEENS

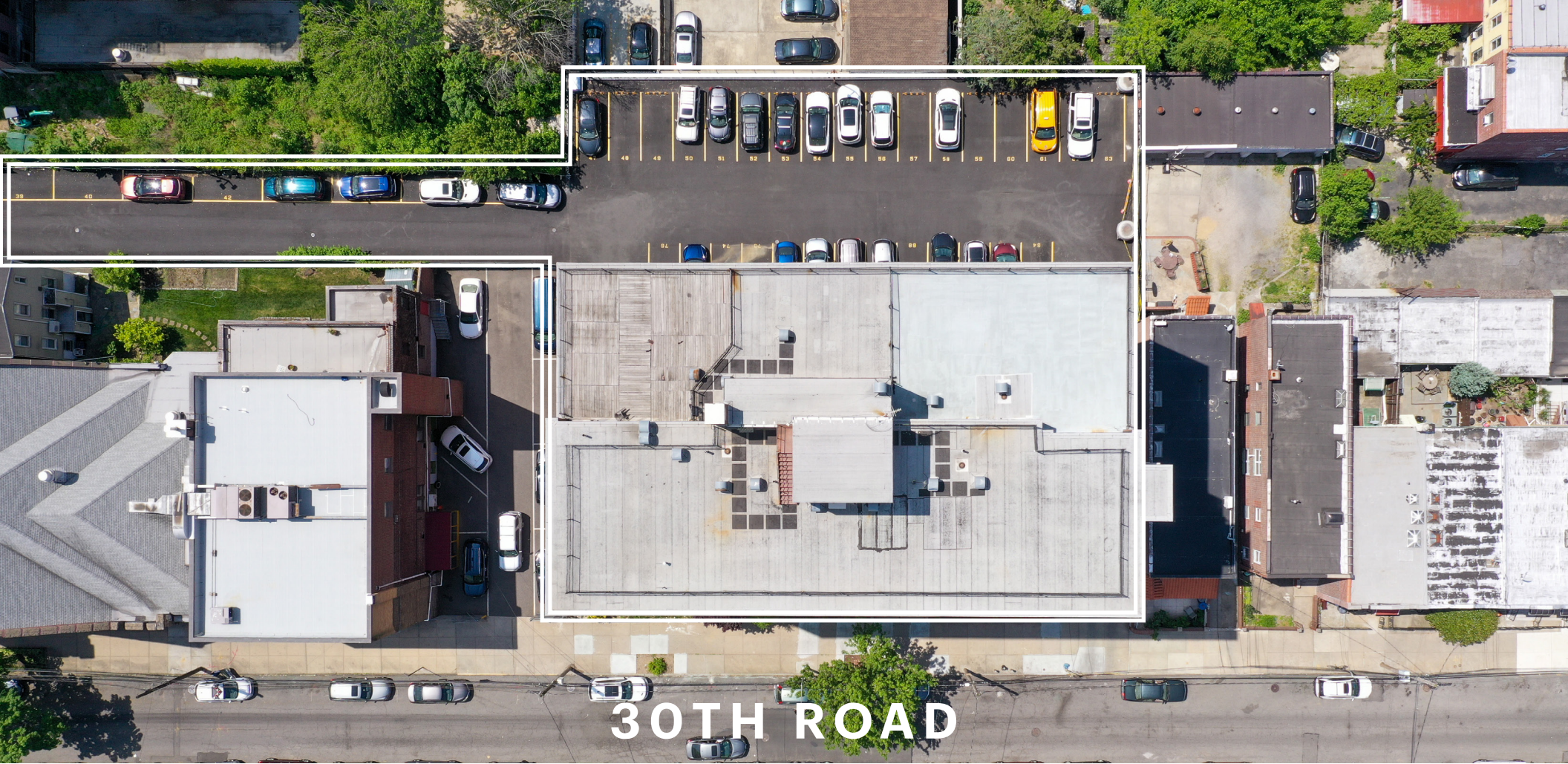


FLOOR PLAN

LEGEND

Legend				
Div	Dept	Description	Count	Room Area
H01	H095	Pharmacy	4	381.50
H01	H118	SAVI	1	85.43
H05	H064	Nursing	6	715.70
H12	H085	Patient Services	4	582.02
MS01	0000	Non-Assign	5	691.90
MS01	0071	Information Technology	13	1,175.51
MS01	MS03	Food Service	1	113.75
MS01	MS28	Building Services	13	1,522.88
Total			47	5,268.69







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PROPERTY PHOTOS

ASTORIA, QUEENS
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OFFICE PHOTOS



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CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.

srp@ripcony.com
718.663.2639

ANDREAS EFTHYMIU

andreas@ripcony.com
718.663.2643

CHRISTIAN ALLIMONOS

callimonos@ripcony.com
718.663.2651

WILL KIRIAZIDIS

wkiazidis@ripcony.com
718.663.2656

FOR FINANCING INQUIRIES:

STEVEN SPERANDIO

sls@ripcony.com
917.975.3260

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80-02 KEW GARDENS ROAD, SUITE 305, QUEENS, 11415 | RIPCONY.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.