



# FOR SALE

**NEW ON THE MARKET – BRAND NEW**  
**CONDOS, CONDOS, CONDOS!!**  
**30-54 38TH STREET – CONDOMINIUMS**  
**QUEENS – ASTORIA - NY**  
 BETWEEN 30TH AVENUE AND 31ST AVENUE  
 10 CONDOS FOR SALE - IN THE HEART OF ASTORIA

<u>UNIT</u>	<u>SQ FT/REAR CONCRETE YARD</u>	<u>BEDS/ BATHS</u>	<u>SQ FT OF BALCONY/ TERRACE</u>	<u>OFFERING PRICE</u>	<u>ESTIMATED MONTHLY COMMON CHARGES</u>	<u>ESTIMATED MONTHLY REAL ESTATE TAX WITHOUT 421-A 16</u>	<u>ESTIMATED MONTHLY REAL ESTATE TAX WITH 421-A 16</u>	<u>TOTAL ESTIMATED MONTHLY CARRYING CHARGES WITHOUT 421-A 16</u>	<u>TOTAL ESTIMATED MONTHLY CARRYING CHARGES WITHOUT 421-A 16</u>
1A	1,079 /759 SQ FT YARD	1 /1	240	\$1,099,000	\$406.88	\$1,034.42	\$401.58	\$1,441.30	\$808.46
1B	1,017 / 759 SQ FT YARD	1 /1	240	\$1,090,000	\$406.88	\$997.08	\$363.17	\$ 1,403.96	\$770.05
2A	773	2 /1	N/A	\$ 888,000	\$ 351.40	\$718.17	\$ 67.17	\$ 1,069.57	\$418.57
2B	616	1 /1	N/A	\$ 717,000	\$277.42	\$573.67	\$ 27.33	\$ 851.09	\$304.75
3A	773	2 /1	40	\$ 919,000	\$ 379.14	\$718.17	\$ 67.17	\$1,097.31	\$446.31
3B	616	1 /1	50	\$ 727,500	\$305.16	\$573.67	\$ 29.08	\$878.83	\$334.24
4A	773	2 /1	40	\$ 929,000	\$416.13	\$718.17	\$ 68.92	\$1,134.30	\$485.05
4B	616	1 /1	55	\$ 739,500	\$302.90	\$573.67	\$ 29.08	\$906.57	\$361.98
5A	608	1 /1	225	\$ 749,000	\$425.38	\$545.67	\$ 31.75	\$971.05	\$457.13
5B	575	1 /1	40	\$ 739,500	\$397.63	\$559.67	\$29.92	\$957.30	\$427.55



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