



Isak of Falco & Isak arranges \$1.8 million sale of 30-44 Steinway Street

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Rubin Isak, CEO/co-founder of Falco & Isak Realty Services has sold 30-44 Steinway St. in Astoria, in an all-cash transaction valued at \$1.8 million. The sales price of \$1.8 million represents \$463 per s/f.

30-44 Steinway St. is a three-story mixed-use building containing 3,885 above grade s/f. The building is located on the west side of Steinway St. between 30th and 31st Aves.

The property has been family owned for over 40 years. It is zoned in a C4-2A district containing 1,200 s/f of unused air rights. The property has been recently vacated.

"We were exclusively hired to sell 30-44 Steinway on February 14. Within 1 week we had a hard contract and closed 30 days after that to an all cash buyer for a healthy sales price," said Isak. "The strong sales price for a vacant 18.5 ft. building, as well as the speed of the transaction demonstrates the strength of the Astoria commercial real estate market."

The seller was H & S Gordon Two LLC, and the purchaser was, Poligrios, LLC a private investor from Astoria. The sellers' attorney was Salvatore Acquista, Esq. and the purchasers' attorney was Paul Stamatalatos, Esq.

Isak was the sole broker in the transaction.

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