

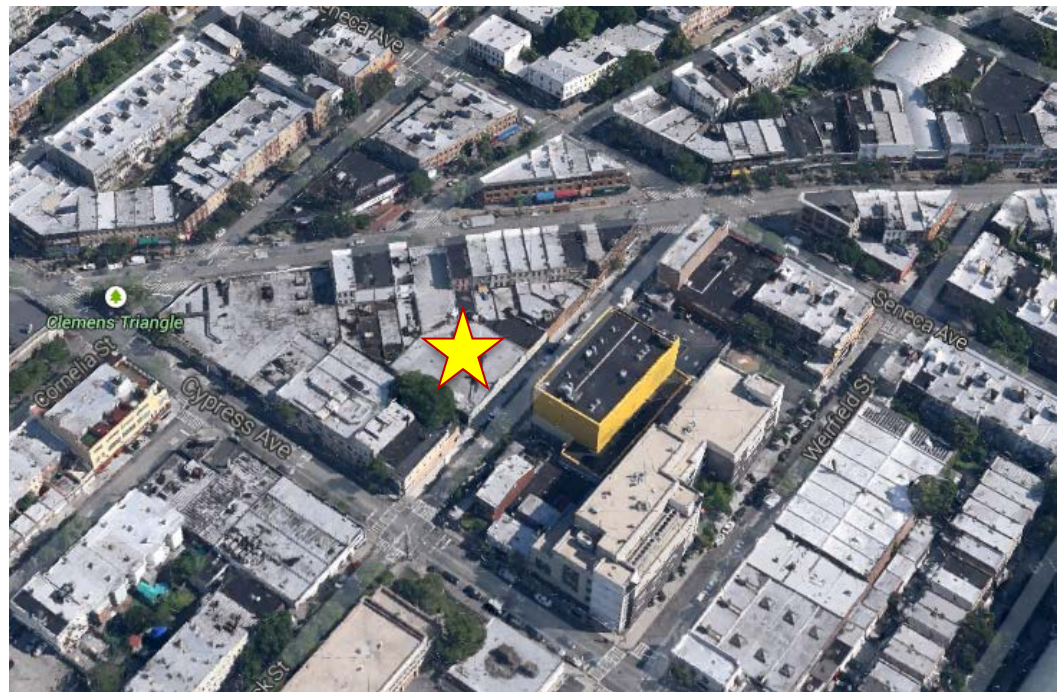
Prime Ridgewood Development Site for Sale

1711 Hancock St.
Queens, NY 11235

\$4,900,000

PROPERTY & BUILDING OVERVIEW

BLOCK & LOT:	3560-0045
ZONING:	C4-3A/R6A
FAR:	3
FAR AS BUILT:	1.27
BUILDING SF:	14,050
LOT AREA:	11,834
LOT DIM: (irregular)	132' X 100'



The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN.

PROPERTY HIGHLIGHTS

- **3 blocks to the Myrtle/Wyckoff L/M station.**
- **Located outside of the GEA.**
- **One of a very few development sites available in this area.**
- **Located close to a couple 40 + unit projects that will introduce the neighborhood to new renters.**
- **Net 31,000 +/- residential buildable square footage.**



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