

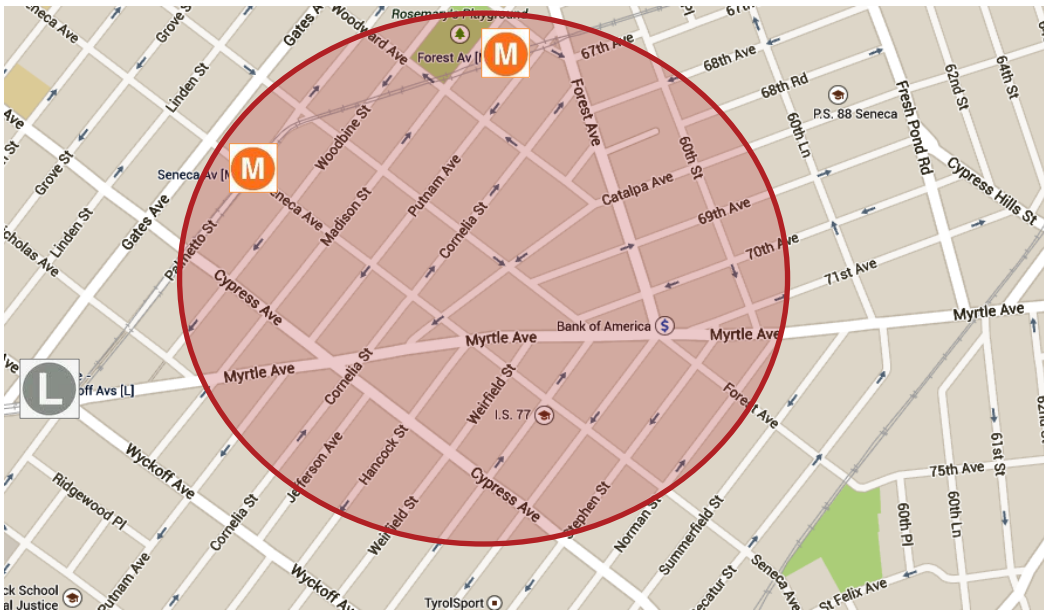
Prime Ridgewood Mixed-Use Building For Sale

\$3,400,000

PROPERTY OVERVIEW & HIGHLIGHTS

- The subject property is an approximately 6,000 SF mixed-use building in a prime section of Ridgewood, Queens.
- Ridgewood is a vibrant residential and commercial community, with plans being filed for new developments already underway.
- Public transportation is conveniently accessible via the L and M trains. Both trains are within walking distance from the building.
- The building is in close proximity to Myrtle Avenue, a strong commercial corridor that services the area's retail needs.
- The popularity of Ridgewood is clearly on the rise and as a result the pricing of condominiums and apartments are following in suit. This is a great opportunity to acquire an asset with strong upside.

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.



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