

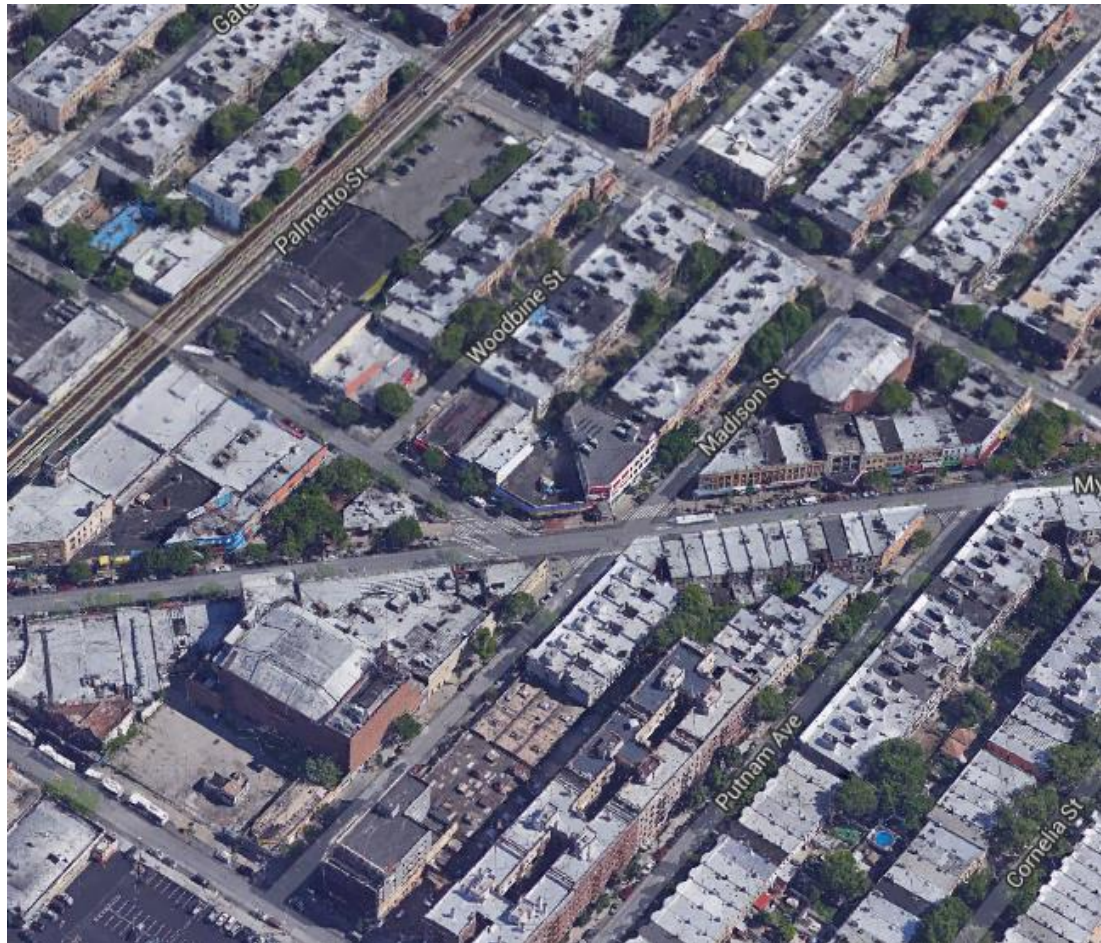
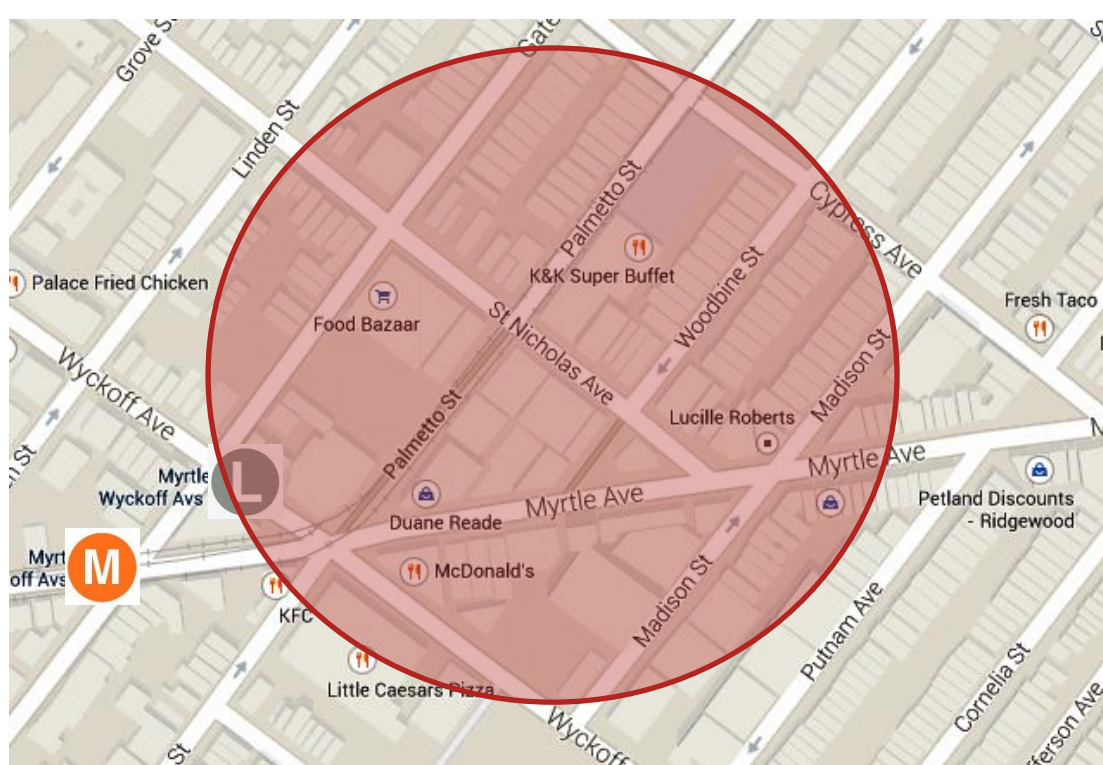
Ridgewood, 5 Lot Mixed-Use Development Site For Sale

\$40,000,000
(+ 2% Broker's Fee)

PROPERTY OVERVIEW & HIGHLIGHTS

- The subject is a five lot development site, with four block frontage, located in the Ridgewood section of Queens just east of the Bushwick border. The site comes with plans that call for a mixed-use development composed of commercial space, a community facility and residential units.
- The location of this site is in an ideal section of Ridgewood. Residents will be a short walk from the L & M trains. Additionally, the proposed development has frontage on busy retail corridor that is home to multiple restaurants, bars and retail locations.
- Ridgewood is quickly evolving into another outer borough hotspot. Like it's western neighbor Bushwick, residents have come to seek out a less saturated, hipper area with a slightly lower cost of living. Right in line with the influx of these new residents, developers have already started breaking ground on new developments and prices in the surrounding area are rapidly rising.
- This is a perfect opportunity to hit the ground running on a new development with great upside, in an area that's on the cusp of blowing up.

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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