

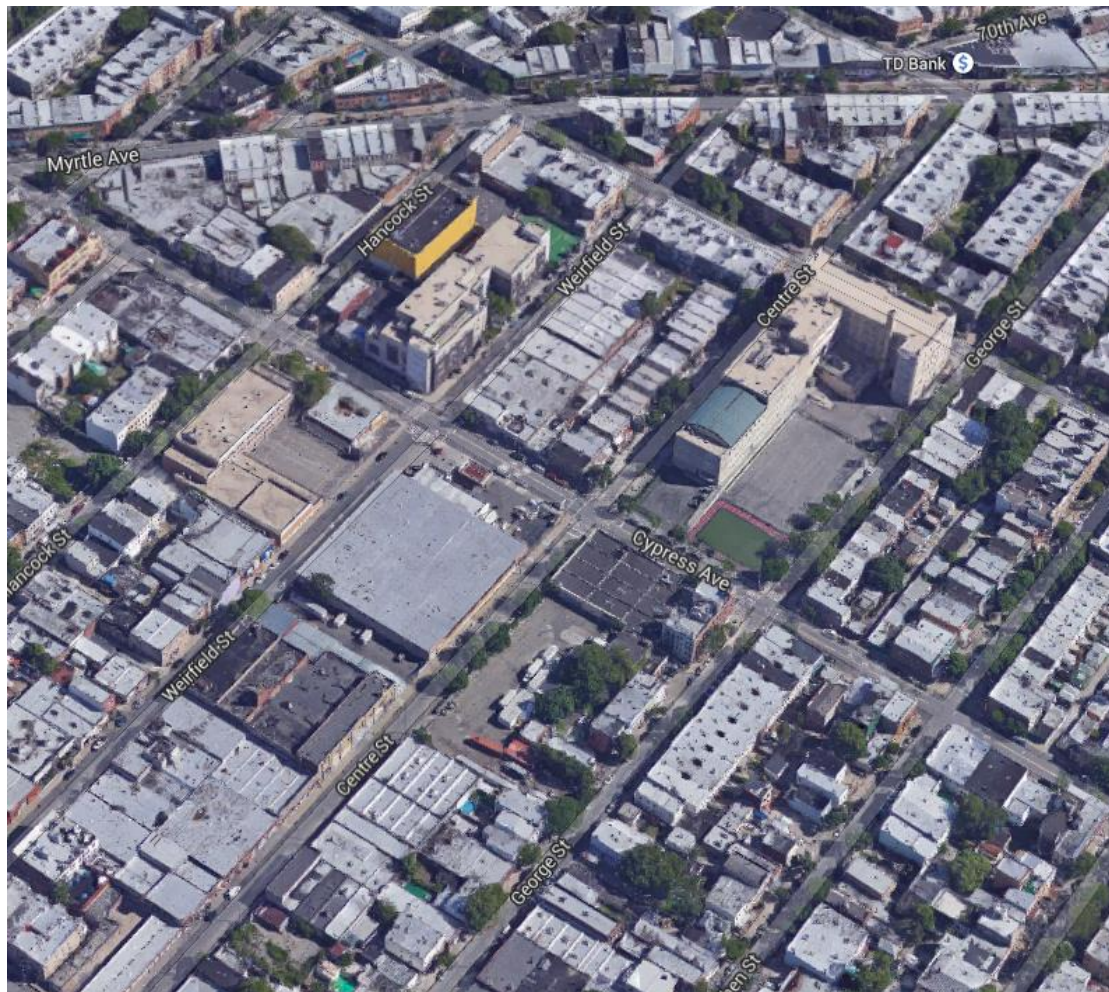
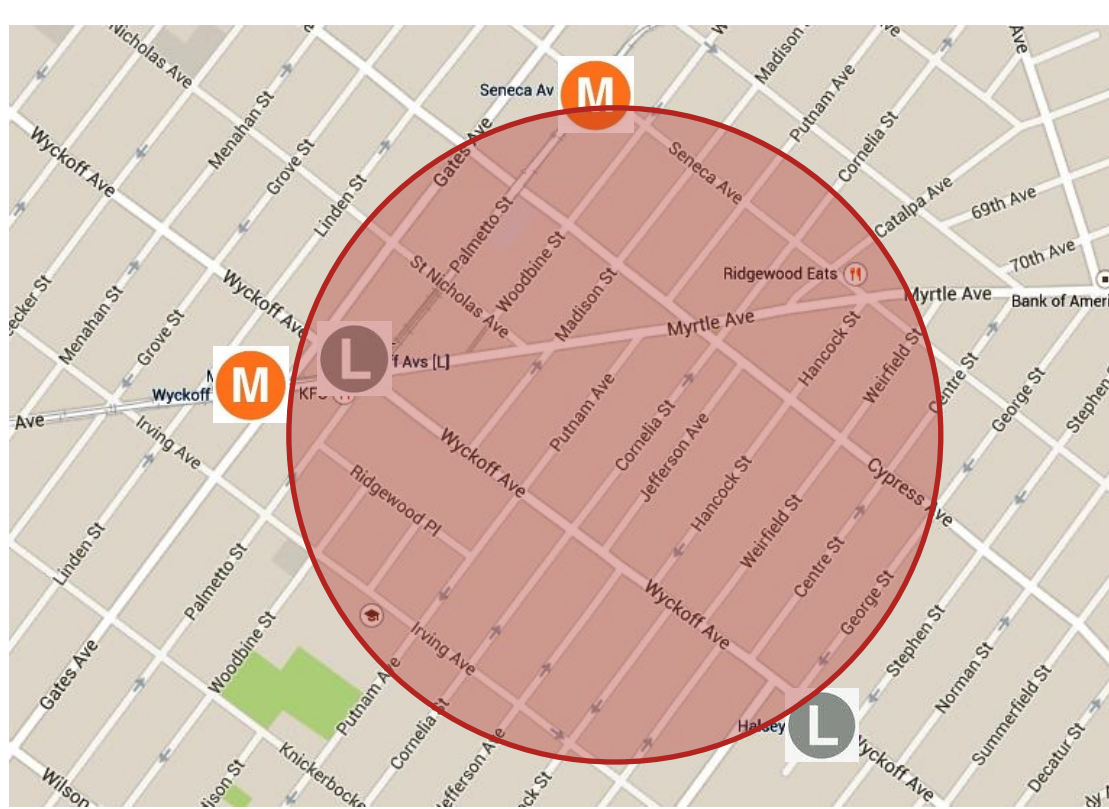
Ridgewood, 5 Lot Development Site Assemblage For Sale

\$10,500,000
(+ 2% Broker's Fee)

PROPERTY OVERVIEW & HIGHLIGHTS

- The subject is a five lot development site located in the Ridgewood section of Queens not far from the Bushwick boarder. The combined size of the assemblage is approximately 65,000 SF with buildable square footage of over 112,000.
- The location of this site is in an ideal section of Ridgewood. The property is a short walk from both the L & M trains and is in close proximity to Myrtle Avenue.
- 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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