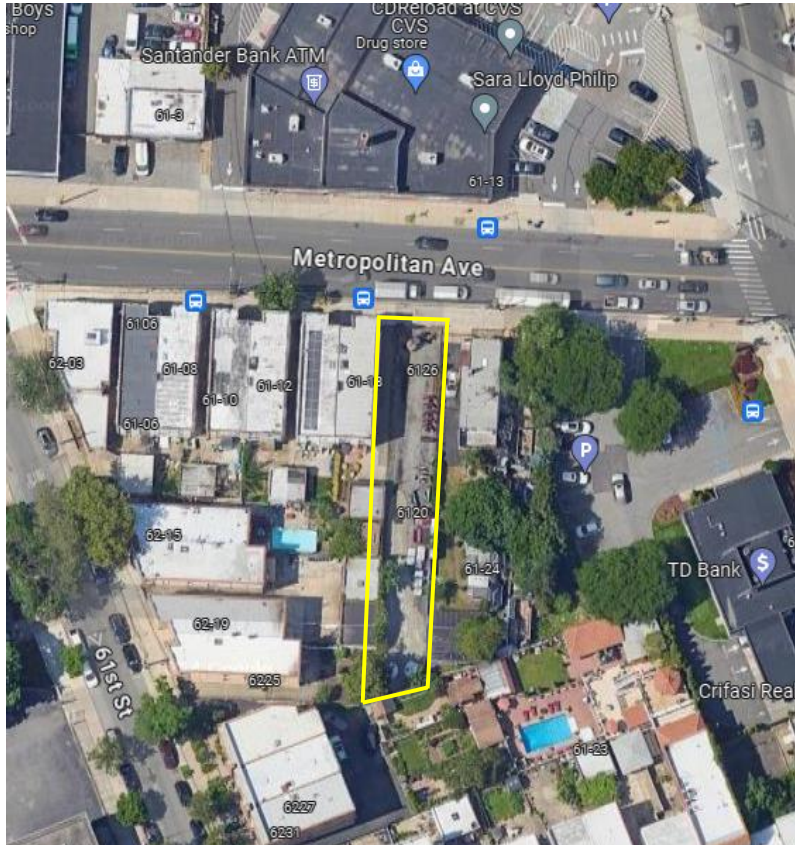


61-20 METROPOLITAN AVENUE

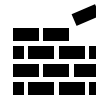
FOR SALE OR LEASE | VACANT LAND / DEVELOPMENT SITE | RIDGEWOOD, NY



★★★ Prime Location on the South side of Metropolitan Avenue, between 61st Street & Fresh Pond Road in Ridgewood, Queens, NY



Average Annual Daily Traffic Count of Approximately 17,000 cars



C2-4 / R6B / R5B Zoning Districts



Currently Used for Commercial Parking & Storage



Close Proximity to the [M] Subway Station at Either Metropolitan Avenue or Fresh Pond Road

FOR SALE OR LEASE

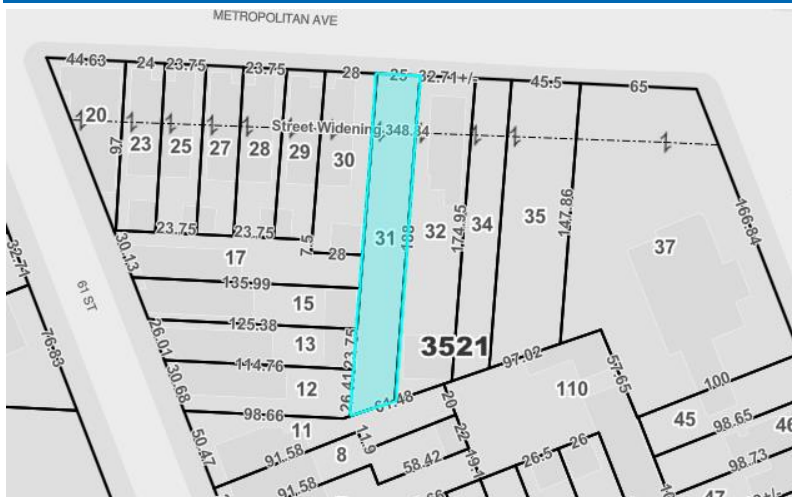
ASKING PRICE:

\$1,450,000

ASKING RENT:

\$7,000/MONTH

5,020 SF Lot | 8,448 Buildable SF



BLOCK / LOT	3521 / 31
LOT DIMENSIONS	25' x 188'
LOT AREA (SF)	5,020
ZONING	C2-4 / R6B / R5B
FAR (C2-4 / R6B)	2.0
FAR (R5B)	1.35
BUILDABLE SF	8,448 appx.
TENTATIVE ASSESSMENT (24/25)	\$144,900
TAX RATE	10.592%
TENTATIVE TAXES (24/25)	\$15,243

Thomas A. Donovan

PRESIDENT
QUEENS INVESTMENT SALES

646.502.3481
tdonovan@meridiancapital.com

Tommy Lin

VICE PRESIDENT
INVESTMENT SALES

646.502.3484
tlin@meridiancapital.com

Eugene Kim

VICE PRESIDENT
INVESTMENT SALES

646.502.3483
ekim@meridiancapital.com

Abby Todd

ASSOCIATE
INVESTMENT SALES

646.502.3482
atodd@meridiancapital.com