57-38 Myrtle Avenue

FOR SALE | VACANT RETAIL BUILDING | RIDGEWOOD, QUEENS, NY

MERIDIAN INVESTMENT SALES



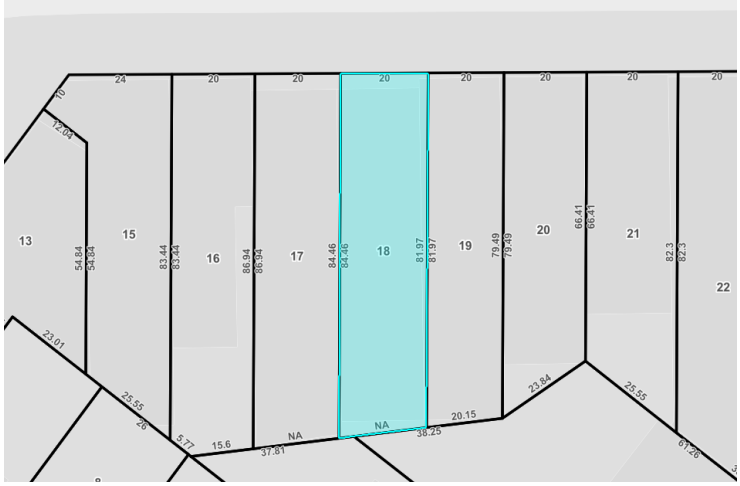
ASKING PRICE

$1,800,000

CROSS STREETS	Between Weirfield & Centre Streets
BLOCK / LOT	3573 / 18
LOT DIMENSIONS	20’ x 81.75’
LOT SIZE	1,635 SF
BUILDING DIMENSIONS	20’ x 63’ EXT
STORIES	3 plus basement
TOTAL BUILDING SF	**5,000 SF**
GROUND FLOOR	1,550 SF
2ND FLOOR MEZZ	950 SF
3RD FLOOR	1,250 SF
BASEMENT	1,250 SF
BUILDING CLASS / YEAR BUILT	K4 / 1931
ZONING	C4-3A/R6A
ASSESSMENT (26/27)	$383,230
RE TAXES (26/27)	$41,572.80

PROPERTY HIGHLIGHTS

- **Former restaurant ~5,000 SF (3,750 SF above grade plus basement) with extensive upgrades**
- **ANSUL system, black-iron piping, sprinklers, gas heating and venting in place**
- **20’ of prime Myrtle Avenue retail frontage**
- **Surrounded by national retailers in the heart of Ridgewood, Queens**
- **Proximity to the L and M subway lines at Myrtle-Wyckoff**
- **Delivered vacant at closing**



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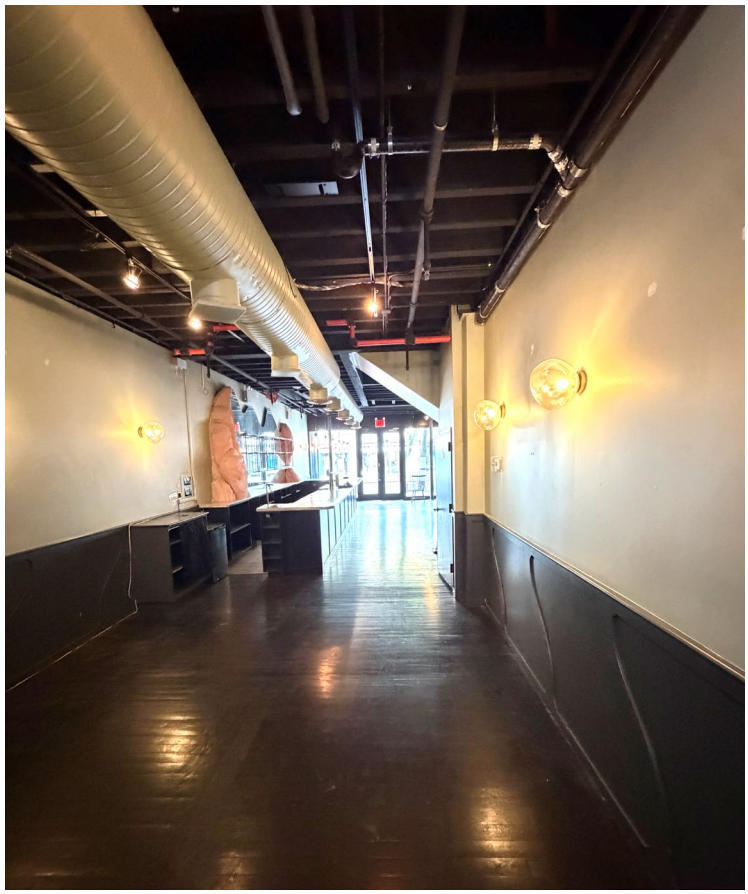
GROUND FLOOR







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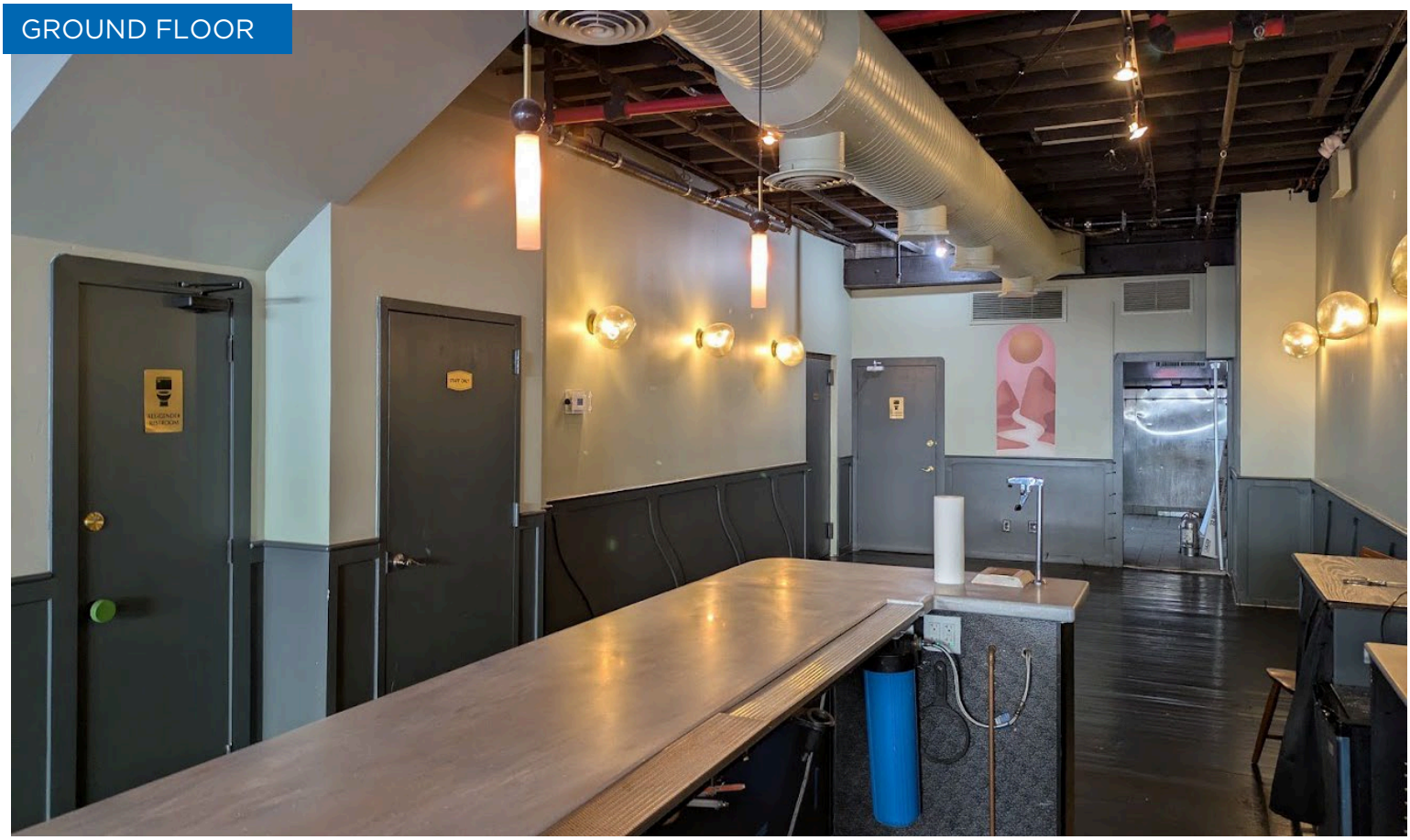
GROUND FLOOR







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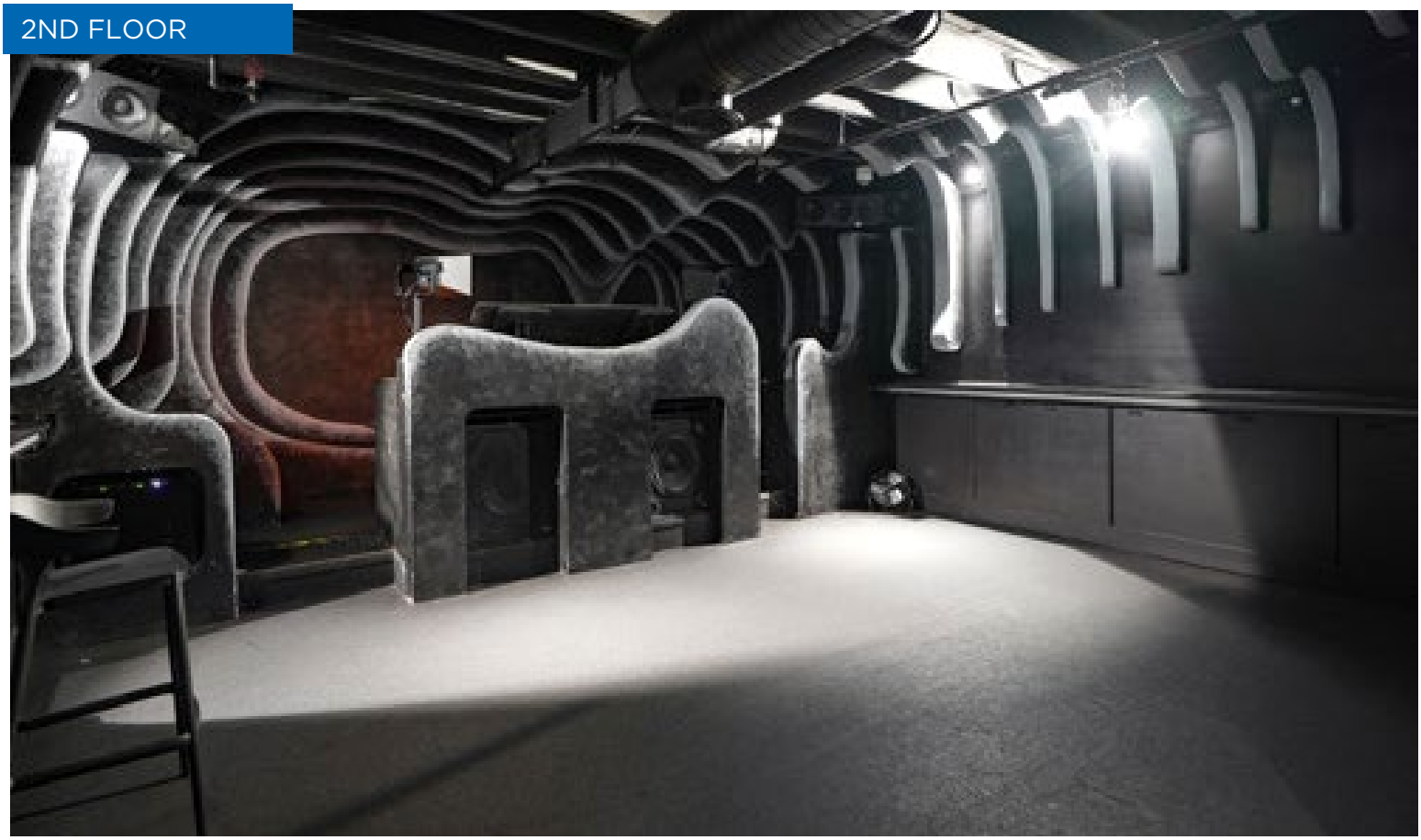
2ND FLOOR





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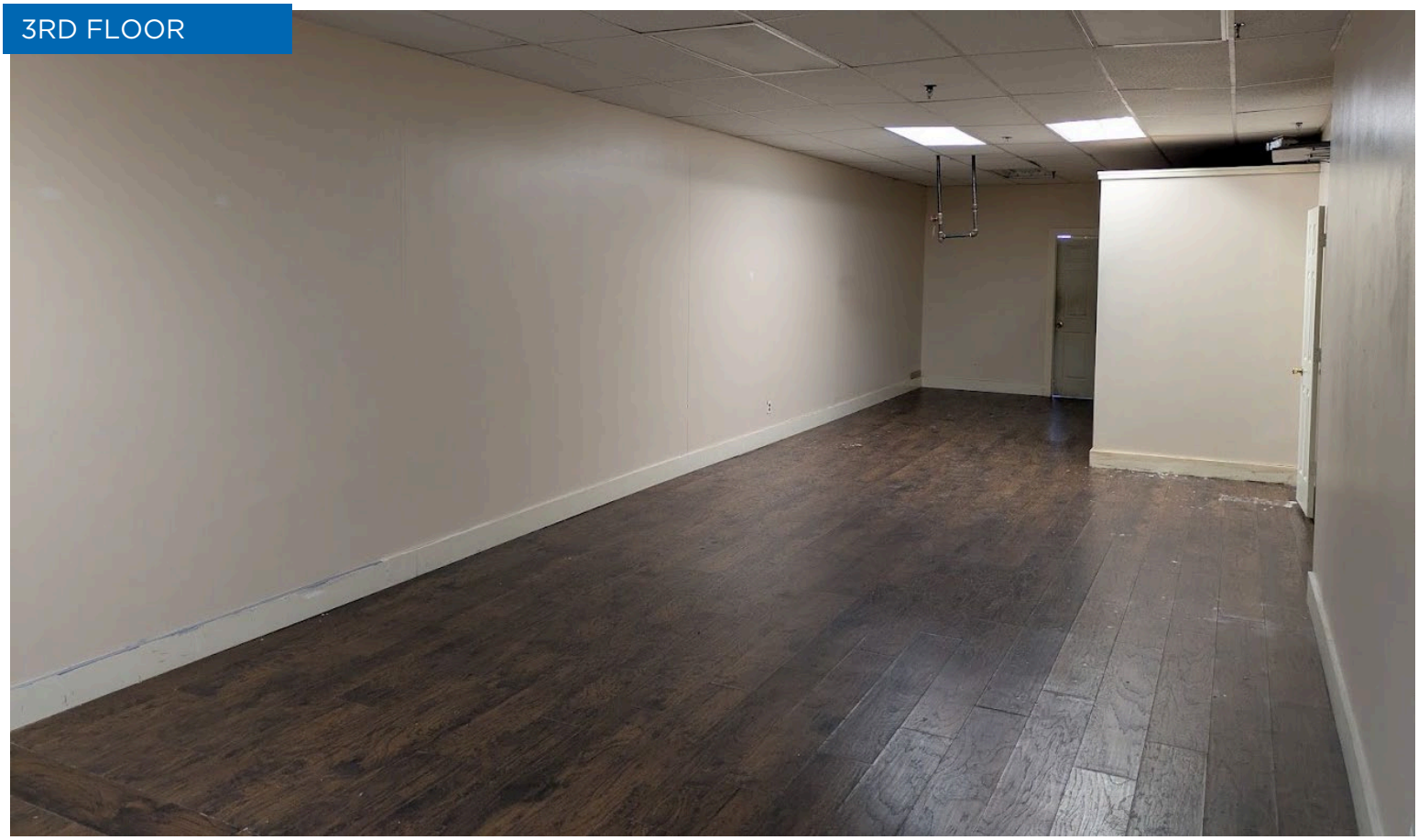
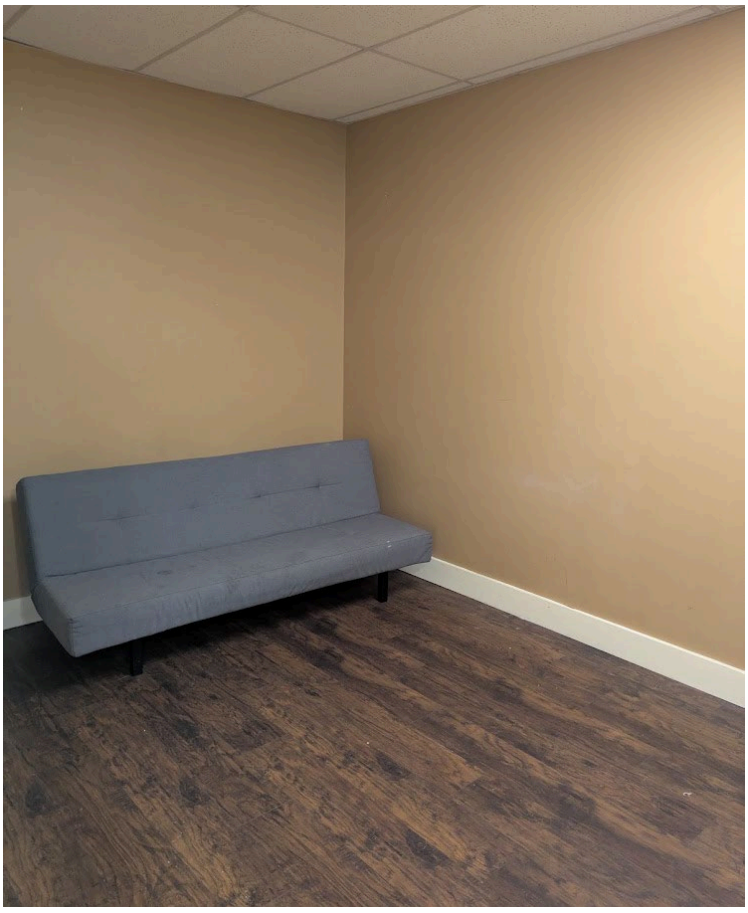
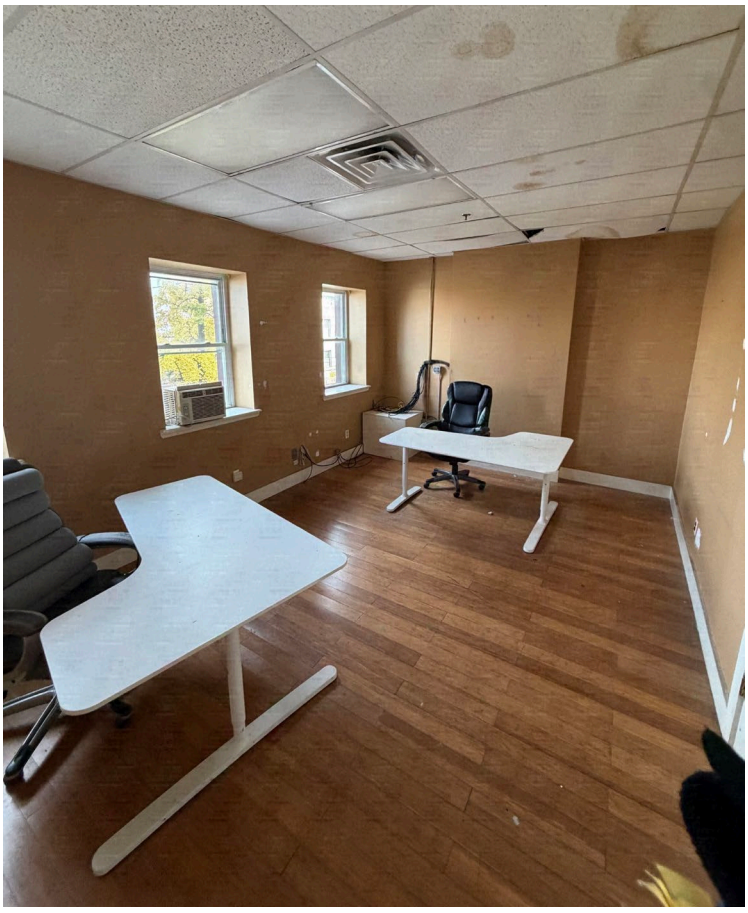
3RD FLOOR







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BASEMENT







