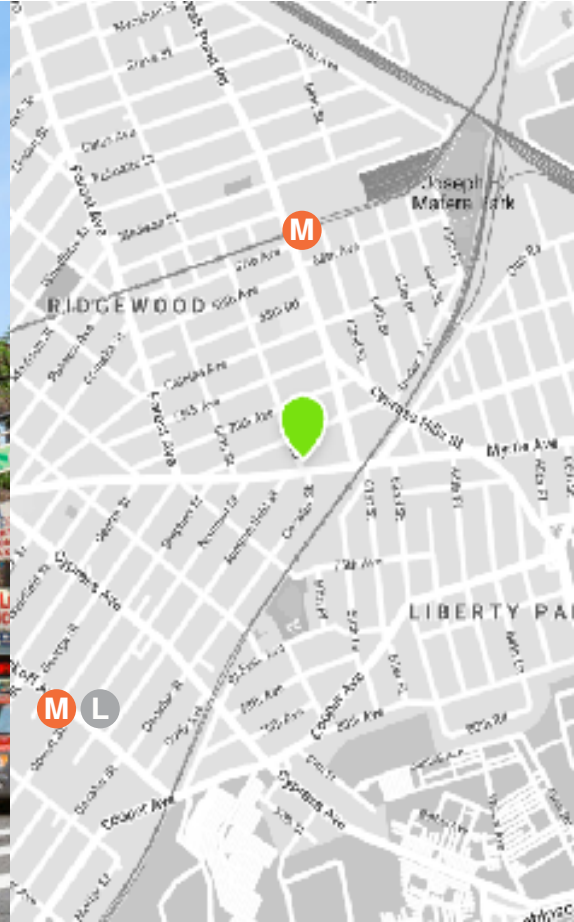
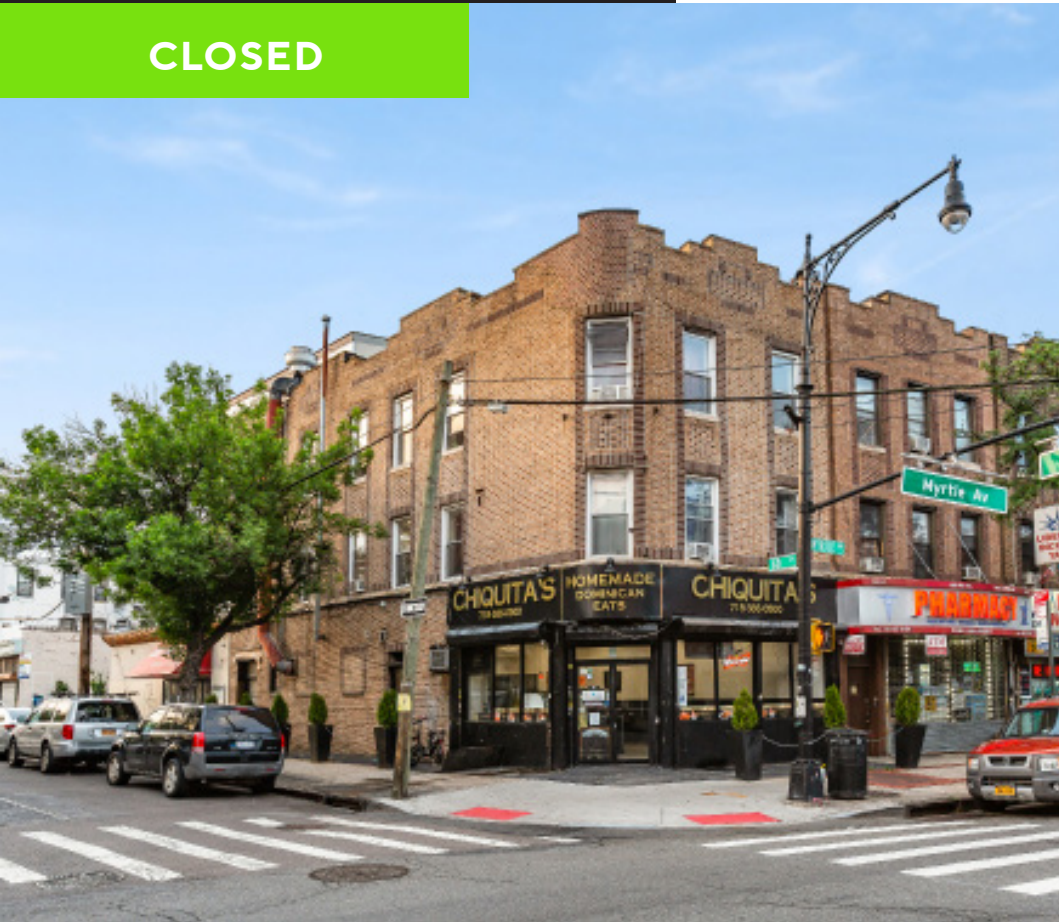


IPRG

60-59 MYRTLE AVENUE,
RIDGEWOOD, NY 11385

CLOSED



SALE PRICE

\$1,850,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03538-0064
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	60th Ln & Fresh Pond Rd
PROPERTY DIMENSIONS:	19 ft x 55 ft
LOT DIMENSIONS:	19.67 ft x 90 ft
ZONING:	R6B, C2-4
FAR:	2.0
TAX CLASS:	2A

SALE METRICS

2 Apts & 2 Stores
of Units

3,800
Approx SF

5.64%
Current Cap Rate

13.74x
Current GRM

\$487
Price/Unit

\$462,500
Price/SF

DEREK

718.360.8802

STEVE

718.360.8807

TOM

718.360.8817

BRIAN

718.360.8849