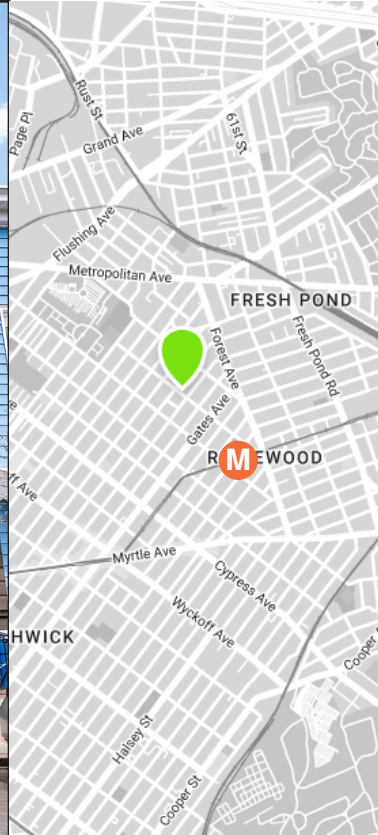


IPRG

20-27 MENAHAN ST
RIDGEWOOD, NY 11385

&

581-583 FAIRVIEW AVE
RIDGEWOOD, NY 11385



SALE PRICE

\$6,925,000

PROPERTY DESCRIPTION

BLOCK & LOT: Menahan: 03383-0063

581 Fairview: 03384-0008

583 Fairview: 03384-0006

NEIGHBORHOOD: Ridgewood

PROPERTY DIMENSIONS: Menahan: 25 ft x 62 ft

581 Fairview: 25 ft x 55 ft

583 Fairview: 25 ft x 55 ft

TAX CLASS: 2A

SALE METRICS

12 Apartments*
of Units

\$577,083
Price/Unit

8,300
Approx SF

\$834
Price/SF

***PORTFOLIO OF 3 FREE-MARKET, GUT-RENOVATED
4-UNIT BUILDINGS**

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849