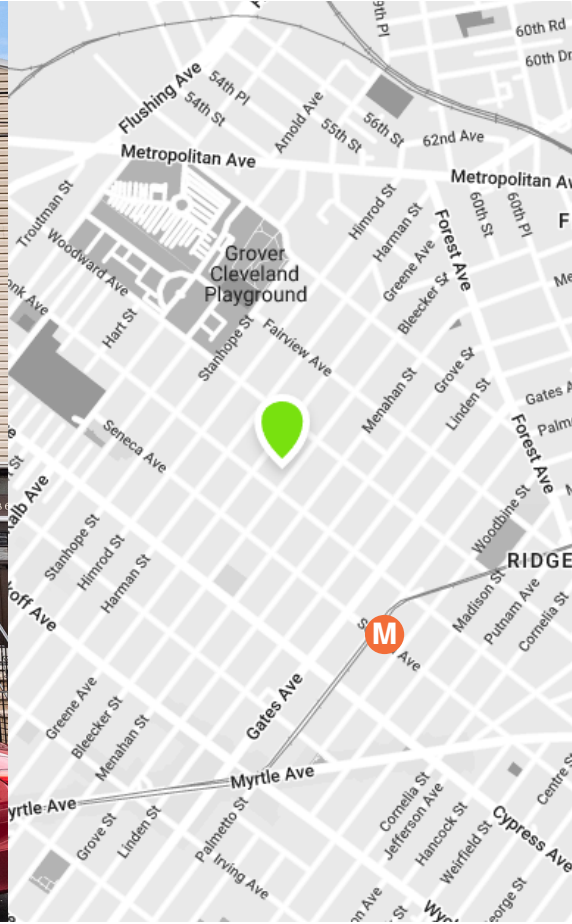


IPRG

18-63 BLEECKER STREET RIDGEWOOD, NY 11385

CLOSED



SALE PRICE

\$2,480,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03405-0068
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	Onderdonk & Woodward Ave
PROPERTY DIMENSIONS:	25 ft x 60 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R5B
FAR:	1.35
TAX CLASS:	2A

SALE METRICS

4 Apartments # of Units	3,000 Approx SF
\$620,000 Price/Unit	\$827 Price/SF

4.10% CAP RATE
FREE-MARKET, RENOVATED

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849