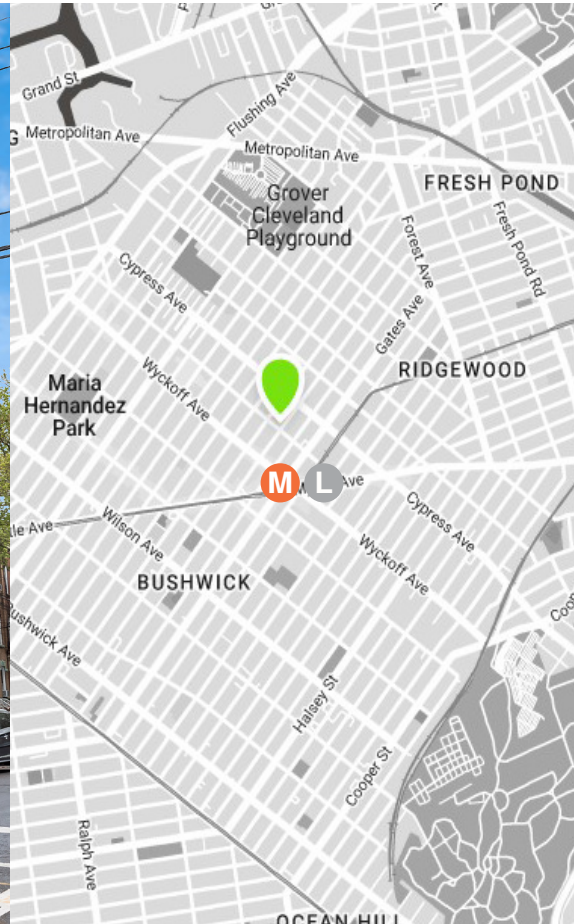


# IPRG

# 279 ST NICHOLAS AVENUE RIDGEWOOD, NY 11385

CLOSED



## SALE PRICE

# \$1,525,000

## PROPERTY DESCRIPTION

|                      |                                      |
|----------------------|--------------------------------------|
| BLOCK & LOT:         | 03442-0001                           |
| NEIGHBORHOOD:        | Ridgewood                            |
| CROSS STREETS:       | Corner of St Nicholas Ave & Grove St |
| PROPERTY DIMENSIONS: | 20 ft x 50 ft                        |
| LOT DIMENSIONS:      | 20 ft x 90.92 ft                     |
| ZONING:              | R6B                                  |
| FAR:                 | 2.0                                  |
| TAX CLASS:           | 2A                                   |

## SALE METRICS

|                                            |                       |
|--------------------------------------------|-----------------------|
| 3 Apts, 1 Store, & 2 Garages<br># of Units | 3,000<br>Approx SF    |
| 7.23%<br>Current Cap Rate                  | 10.17x<br>Current GRM |
| \$381,250<br>Price/Unit                    | \$508<br>Price/SF     |

DEREK  
BESTREICH  
718.360.8802

STEVE  
REYNOLDS  
718.360.8807

TOM  
REYNOLDS  
718.360.8817

BRIAN  
DAVILA  
718.360.8849

NOAH  
MIDDLEKAUFF  
718.360.8557