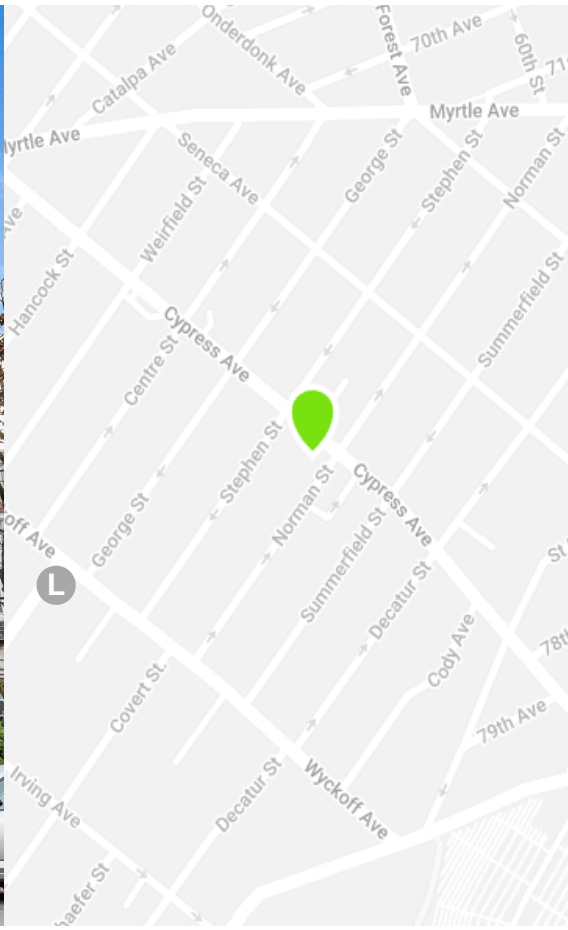
IPRG

1042 CYPRESS AVENUE RIDGEWOOD, NY 11385

CLOSED





SALE PRICE

$1,550,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03553-0062
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	Norman & Stephen St
PROPERTY DIMENSIONS:	27.75 ft x 74 ft
LOT DIMENSIONS:	27.42 ft x 100 ft
ZONING:	R5B
FAR:	1.35
TAX CLASS:	2

SALE METRICS

12 Apartments # of Units	6,150 Approx. SF
6.62% Current Cap Rate	9.61x Current GRM
6.99% Legal Cap Rate	9.25x Legal GRM
$129,167 Price/Unit	$252 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**