

903 WYCKOFF AVENUE, RIDGEWOOD, NY 11385
EXCLUSIVE OFFERING MEMORANDUM

IPRG





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INVESTMENT PRICING





OFFERING PRICE
\$1,250,000

DELIVERED VACANT

INVESTMENT HIGHLIGHTS

4 Apartments
of Units

\$312,500
Price/Unit

2,288
Approx. SF

\$546
Price/SF

25 ft x 90 ft
Lot Dimensions

2A
Tax Class

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PROPERTY INFORMATION



INVESTMENT SUMMARY

Investment Property Realty Group (IPRG) has been exclusively retained to sell 903 Wyckoff Avenue. The subject property is located between Hancock and Weirfield Street in Ridgewood, Queens.

The property offers 4 apartments. The property is built 25 ft x 40 ft with a 16 ft x 18 ft extension on the first floor, offering approximately 2,288 square feet. 903 Wyckoff Avenue sits on a 25 ft x 90 ft lot.

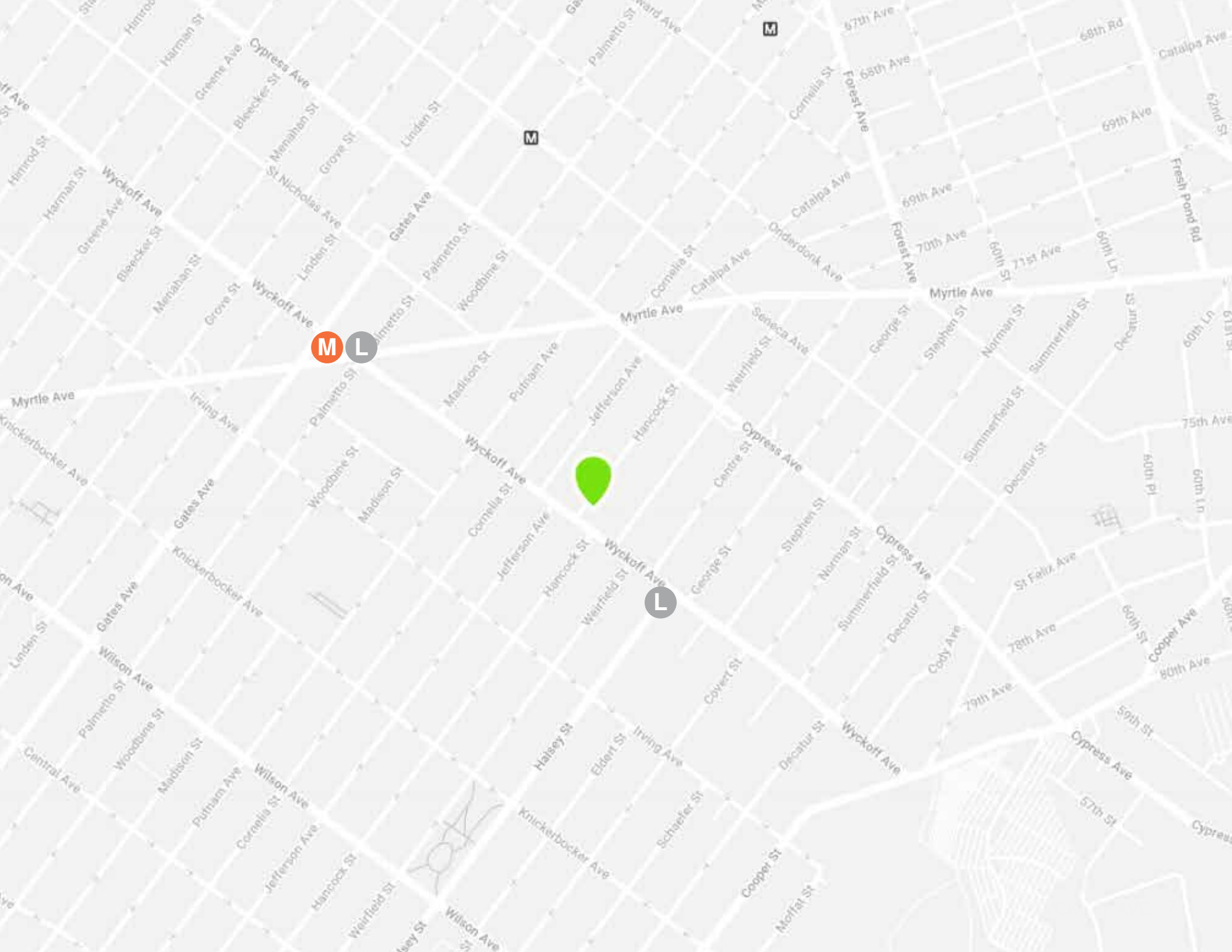
The property is located within walking distance to L & M subway lines.

BUILDING INFORMATION

BLOCK & LOT:	03549-0010
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	Hancock and Weirfield St
BUILDING DIMENSIONS:	25 ft x 40 ft
LOT DIMENSIONS:	25 ft x 90 ft
# OF UNITS:	4 Apartments
APPROX. TOTAL SF:	2,288
ZONING:	M1-4D
FAR:	2.0
TAX CLASS:	2A

TAX MAP





An aerial photograph of Queens, New York, showing a dense urban landscape with various buildings, a large highway interchange, and a park area with trees. The image is in black and white, with a dark grey overlay at the top.

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QUEENS, NY 11385

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