

PROPERTY FOR SALE

VICTOR D. WEINBERGER

NYS Licensed Broker Associate
Web: VictorWeinberger.com
E-mail: Victor@VictorWeinberger.com

917-806-7040

Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774

FANTASTIC QUEENS INVESTMENT

17-11 Grove St, Ridgewood, NY, 11385
(Corner Cypress Ave)

- * 4,900 Sf.Ft 5 Family with Store
- * No Leases. Free Market Rents
- * 3 Apts and store will be vacant.
- * 5 Three Bedroom Apartments
- * No Leases. Free Market Rents
- * Average 800 SF each apt
- * Corner retail: 800 SF
- * Ideal for investors or Users
- * Needs some TLC
- * Over \$150,000 Projected Net Income
- * 1,000 feet to the "M" subway.

Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774

CALL ME FOR ALL YOUR REAL ESTATE NEEDS

EXPERIENCE - KNOWLEDGE - DEDICATION

30+ Years in Real Estate - TOP 1% in USA

Over 1,200 Transactions Closed

Video: <https://youtu.be/8epU4nQggV8> (Highlight Link and Right Click to see)



*****Featuring*****

- * **Lot Size:** 21 x 100 * **Building:** 21 x 75
- * 5 Apartments with 3 Bedrooms in each unit
- * Average size of each apartment is 800+ Sq.Ft.
- * Vacant store is approximately 800 Sq.Ft.
- * **Projected Net Income \$150,000 at market rents**
- * Updated boiler. Modern Electric, windows & roof
- * 1,500 SF high ceiling basement with \$\$\$ potential
- * Detached garage with an enclosed side yard
- * Near shopping, schools, nightlife, and hospitals
- * Minutes to Manhattan via subway and highways



The asking price for the property was based on the information given to us by the owner(s) of the property and obtained from sources we deem reliable. Because REMAX TEAM cannot guarantee this information, we suggest that the purchaser(s) do their own independent study pertaining to size, zoning analysis, as well as, the proper buildable square footage allowed on these properties

SALES - LEASING - APPRAISALS

VICTOR D. WEINBERGER
NYS Lic. Real Estate Associate
 Web: www.VictorWeinberger.com
 E-Mail: Victor@VictorWeinberger.com

917-806-7040

EXPERIENCE-KNOWLEDGE-DEDICATION
TOP 1% in USA
OVER 1,200 TRANSACTIONS CLOSED
 Direct: 718-533-4136 or 718-429-4400

Overview

Address

Primary address	1711 Grove St
Alternate address(es)	593-599 Cypress Ave 17-11 GARAGE Grove St
Zip code	11385
Neighborhood	Ridgewood
Borough	Queens
Block & lot	03440-0052



Property Taxes

Tax class	2A
Property tax	\$16,177

Lot

Lot sqft	2,167
Lot dimensions	21.67 ft x 100 ft
Ground elevation	77 ft
Corner lot	NW

Zoning

Zoning districts	R6B
Zoning map	13d

Building

Building class	Primarily Five to Six Family with One Store or Office (S5)
Square feet	4,900
Building dimensions	21.67 ft x 75 ft
Buildings on lot	2
Stories	3
Roof height	36 ft
Year built	1930

Structure type	Walk-up apartment
Construction type	Stone
Grade	C
Exterior wall	None
Exterior condition	None

Use

Residential units	5
Residential sqft	4,100
Average residential unit size	820
Commercial units	1
Retail sqft	800

Floor Area Ratio (FAR)


Residential FAR	2
Facility FAR	2
FAR as built	2.26
Allowed usable floor area	4,334
Usable floor area as built	4,897
Unused FAR	-563

PROPERTY FOR SALE

VICTOR D. WEINBERGER
 NYS Licensed Broker Associate
 Web: VictorWeinberger.com
 E-mail: Victor@VictorWeinberger.com

917-806-7040

Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774

RE/MAX

TEAM

CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
 30+ Years in Real Estate - TOP 1% in USA
 Over 1,200 Transactions Closed



PROPERTY FOR SALE
VICTOR D. WEINBERGER
NYS Licensed Broker Associate
Web: VictorWeinberger.com
E-mail: Victor@VictorWeinberger.com
917-806-7040
Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774
CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
30+ Years in Real Estate - TOP 1% in USA
Over 1,200 Transactions Closed



STORE



PROPERTY FOR SALE
VICTOR D. WEINBERGER
NYS Licensed Broker Associate
Web: VictorWeinberger.com
E-mail: Victor@VictorWeinberger.com
917-806-7040
Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774
CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
30+ Years in Real Estate - TOP 1% in USA
Over 1,200 Transactions Closed



GARAGE and Side Yard (to the right of the garage)



Side Yard (to the right of the garage. Fully enclosed)



PROPERTY FOR SALE

VICTOR D. WEINBERGER
NYS Licensed Broker Associate
Web: VictorWeinberger.com
E-mail: Victor@VictorWeinberger.com

917-806-7040

Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774

CALL ME FOR ALL YOUR REAL ESTATE NEEDS

EXPERIENCE - KNOWLEDGE - DEDICATION
30+ Years in Real Estate - TOP 1% in USA
Over 1,200 Transactions Closed


RE/MAX
TEAM



ROOF




PROPERTY FOR SALE
VICTOR D. WEINBERGER
NYS Licensed Broker Associate
Web: VictorWeinberger.com
E-mail: Victor@VictorWeinberger.com
917-806-7040
Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774
CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
30+ Years in Real Estate - TOP 1% in USA
Over 1,200 Transactions Closed



UTILITIES



PROPERTY FOR SALE
VICTOR D. WEINBERGER
NYS Licensed Broker Associate
Web: VictorWeinberger.com
E-mail: Victor@VictorWeinberger.com
917-806-7040
Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774
CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
30+ Years in Real Estate - TOP 1% in USA
Over 1,200 Transactions Closed



COMMON AREA ELECTRIC METER



BOILER



PROPERTY FOR SALE

VICTOR D. WEINBERGER
 NYS Licensed Broker Associate
 Web: VictorWeinberger.com
 E-mail: Victor@VictorWeinberger.com

917-806-7040

Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774

RE/MAX
 CALL ME FOR ALL YOUR REAL ESTATE NEEDS
EXPERIENCE - KNOWLEDGE - DEDICATION
 30+ Years in Real Estate - TOP 1% in USA
 Over 1,200 Transactions Closed

TEAM

Building and Garage outline (the area in between is an enclosed yard)



PROPERTY FOR SALE

VICTOR D. WEINBERGER
 NYS Licensed Broker Associate
 Web: VictorWeinberger.com
 E-mail: Victor@VictorWeinberger.com

917-806-7040

Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774

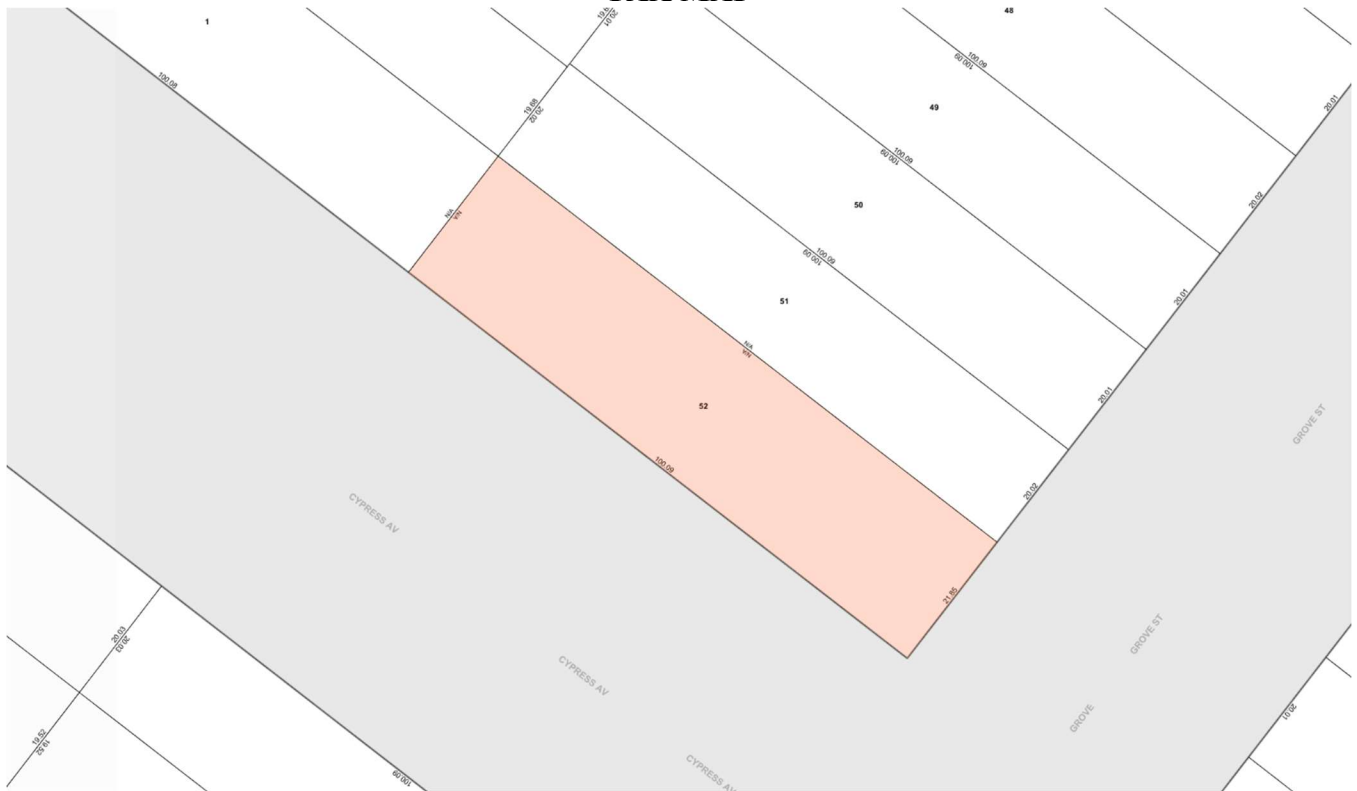
CALL ME FOR ALL YOUR REAL ESTATE NEEDS

EXPERIENCE - KNOWLEDGE - DEDICATION
 30+ Years in Real Estate - TOP 1% in USA
 Over 1,200 Transactions Closed

RE/MAX TEAM



TAX MAP



PROPERTY FOR SALE

VICTOR D. WEINBERGER
 NYS Licensed Broker Associate
 Web: VictorWeinberger.com
 E-mail: Victor@VictorWeinberger.com

917-806-7040

Direct: 718-533-4136 Office: 718-429-4400 Fax: 917-831-4774

CALL ME FOR ALL YOUR REAL ESTATE NEEDS

EXPERIENCE - KNOWLEDGE - DEDICATION
 30+ Years in Real Estate - TOP 1% in USA
 Over 1,200 Transactions Closed

RE/MAX TEAM

AREA MAP

