



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



1-85 WOODWARD AVENUE

RIDGEWOOD, NY 11385

6,350 Sq. Ft. Warehouse with Residential Development Rights

Ridgewood Location with
Jefferson  Train

Type

Warehouse / Industrial / Retail / Development



SQUARE FOOT

6,350_{RSF}



ZONING

R6B, C2-3



CLEAR HEIGHT

14'



PARCEL ID

3377

BLOCK



LOADING

2 DRIVE-IN DOORS



86

LOT

PRICE

Upon Request

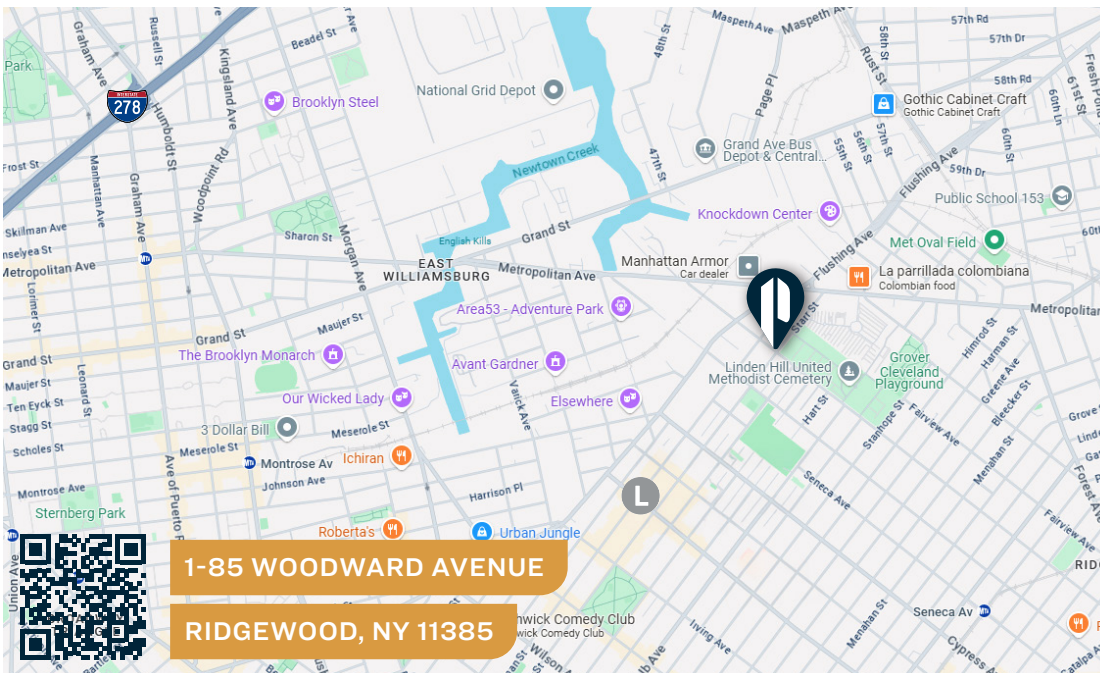
718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

Features

- 6,350 Sq. Ft. Building
- 5,000 Sq. Ft. Ground Floor
- 2 Drive-In Doors
- Gas Heat Plus Partial Air Conditioning
- 1,350 Sq. Ft. 2nd Floor Office
- Restroom
- Kitchenette
- Air Conditioning
- Residential – As of Right
- Residential FAR: 2.0
(up to 2.4 with Inclusionary Housing)
- Approx. 10,000-12,000 Buildable Square Feet
- Flexible Multi-Purpose Zoning – Allows for Industrial, Commercial, Residential, Retail, and Mixed-Use Development



TRANSPORTATION



JEFFERSON STREET



QUEENS MIDTOWN EXPY

LONG ISLAND EXPRESSWAY

BQE

WILLIAMSBURG BRIDGE



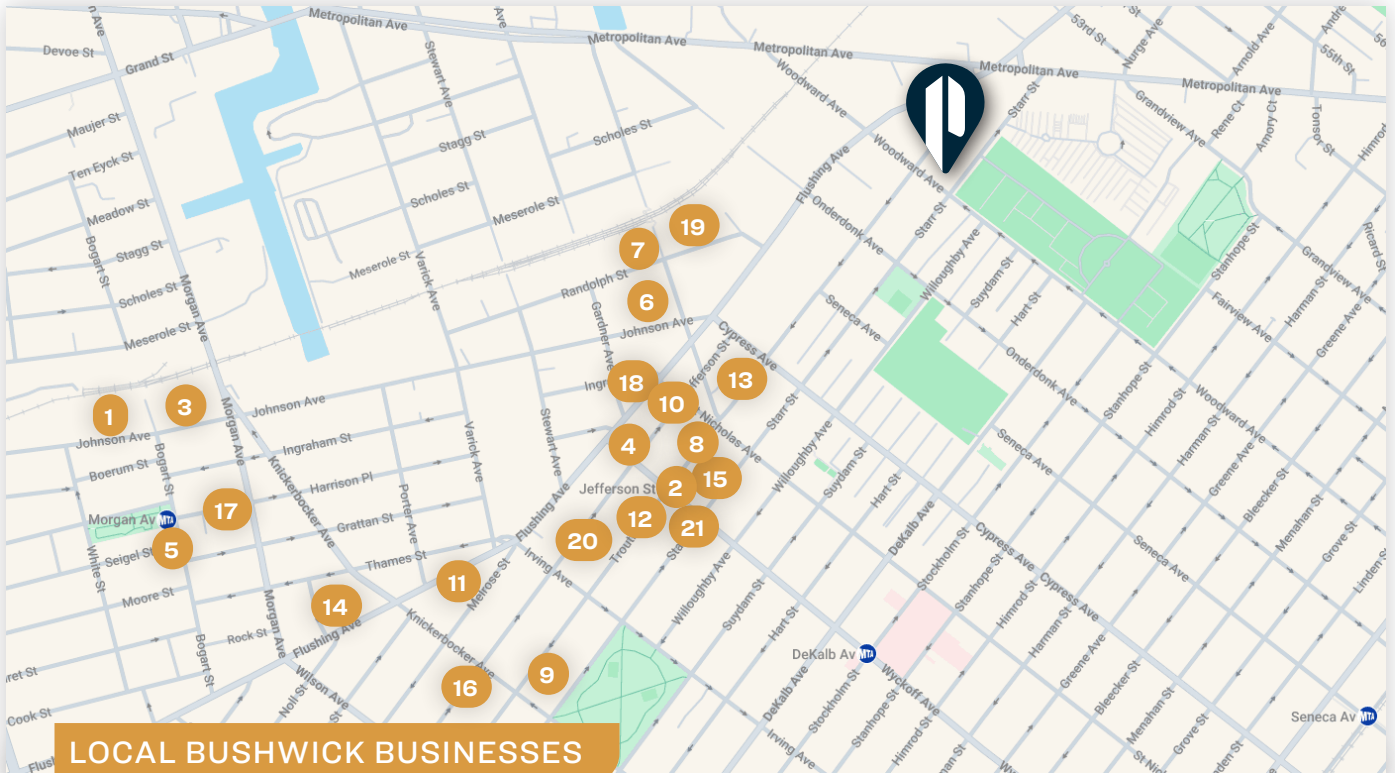
B38: STARR ST/ WOODWARD AVE

B57: FLUSHING AVE/ WOODWARD AVE



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LOCAL BUSHWICK BUSINESSES

- | | | |
|-----------------------|---------------------------------------|--|
| 1 NETFLIX | 8 TORTILLERIA MEXICANA | 15 TURK'S INN SULTAN ROOM |
| 2 L TRAIN | 9 MOMINETTE | 16 VINYL FANTASY |
| 3 ICHIRAN | 10 SEA WOLF BROOKLYN | 17 SYNDICATED BAR THEATRE KITCHEN |
| 4 HOUSE OF YES | 11 BUNNA CAFÉ | 18 JUNIPER DISCO |
| 5 ROBERTA'S | 12 COBRA CLUB | 19 SILO |
| 6 ELSEWHERE | 13 PEARL'S SOCIAL & BILLY CLUB | 20 THE BUSH |
| 7 99 SCOTT | 14 URBAN JUNGLE | 21 KINGS CNTY BREWERS COLLECTIVE |



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FOR MORE INFORMATION ABOUT THIS
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