

**1,000 SF OFFICE OR LIVE/WORK • 2,000 SQFT OF PRIVATE PARKING  
25' OF FRONTAGE WITH CURB CUT AND 14' ELECTRIC GATE**



## 18-09 DECATUR STREET

SENECA AND FOREST AVENUES

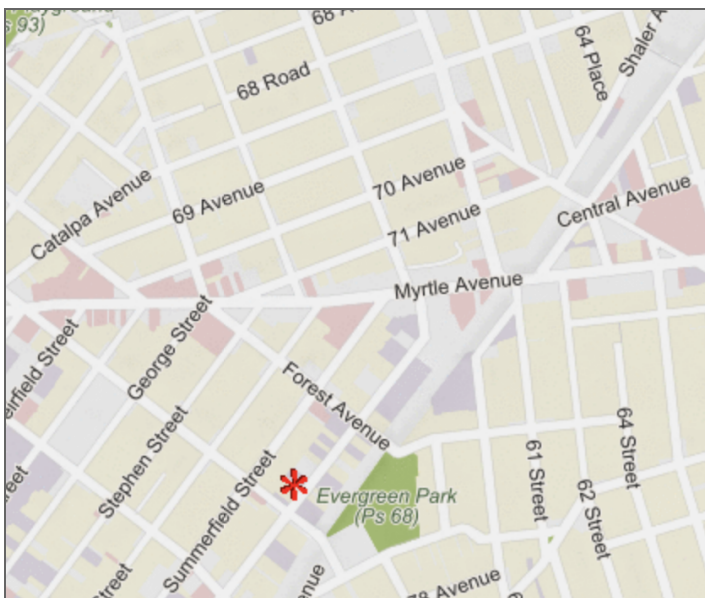
**UNIT 1:** 475 SF with full kitchen and bath  
**UNIT 2:** 500 SF with full kitchen and bath

This gut-renovated flex property consists of two separate units featuring central HVAC, all new appliances, restored masonry walls, hardwood floors, and exposed wood beams. With 2,000 square feet of private parking on a 25' wide lot and 14' remote controlled roll-up gate, this property is ideal for a contractor, office user, artist, or live/work situation.

Zoned M1-4D in a prime Ridgewood location, it is close to many bars, restaurants, stores, and the L and M trains. Ownership is considering a five or ten year triple net lease.

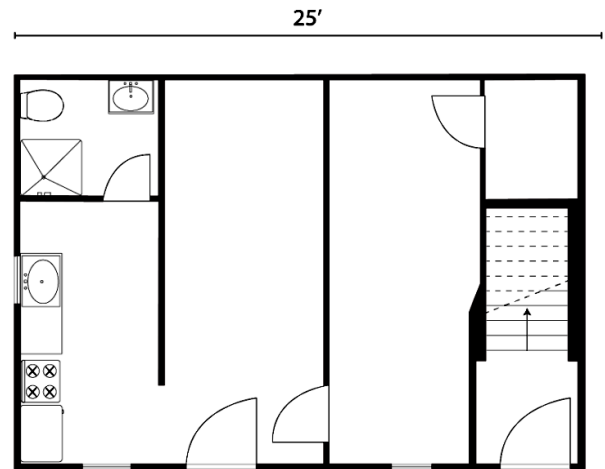
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**\$6,500/MONTH**



**UNIT 1, 18-09 DECATUR STREET**

500 SF INTERIOR, 2000 SF OF PARKING



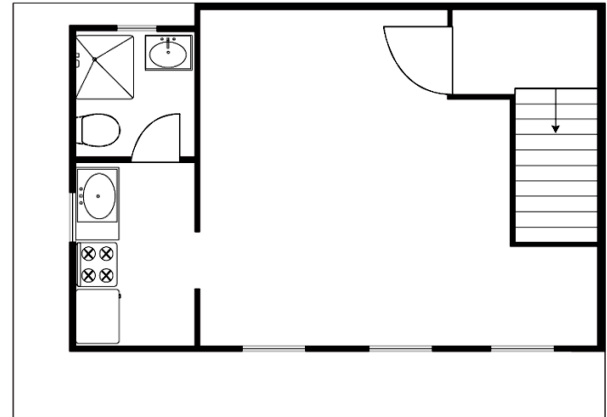
**Ground Floor Plan**  
(Not to scale)





**UNIT 2, 18-09 DECATUR STREET**

*475 SF INTERIOR, 2000 SF OF PARKING*



**Second Floor Plan**  
(Not to scale)



**PRIVATE LOT, 18-09 DECATUR STREET**

2000 SF OF PARKING WITH 14' HIGH ROLL  
GATE, CURB CUT, AND 25' OF FRONTAGE



100'

