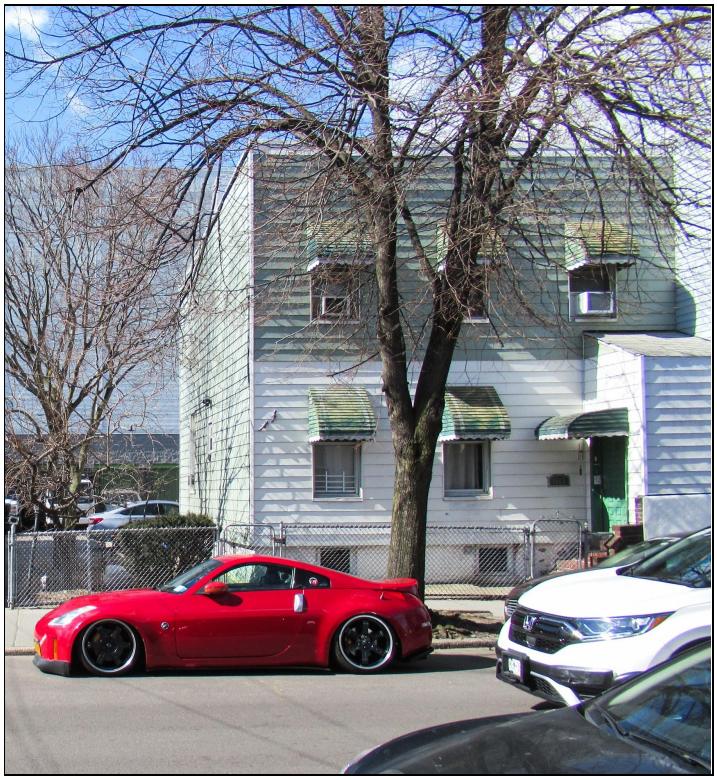
EVERGREEN
REALTY & INVESTMENTS

DEVELOPMENT OR USER/INVESTMENT DEAL * DELIVERED VACANT * RIDGEWOOD



1665 GEORGE STREET

LOCATED BETWEEN WYCKOFF & CYPRESS AVENUES

This is an excellent commercial or user investment opportunity in Prime Ridgewood, one of the fastest appreciating neighborhoods in New York. This huge development lot is great for building (ie. medical facility, warehouse, industrial/manufacturing, daycare center, place of worship, community/social services, garage units, etc.). Additionally, the property has a two-story building consisting of two newly renovated apartments featuring four bright bedrooms and two bathrooms. The building can be delivered vacant. Lovely building features include hardwood floors, updated kitchens and bathrooms, stainless steel appliances, king-sized bedrooms, recessed lighting, plenty of windows, closets, and more. This property is strategically located 1 block from the train and main avenues with heavy foot traffic. It is close to hip cafes, restaurants & shops. This is a unique opportunity to invest in bustling Ridgewood. Price is negotiable.

$1,475,000

LICENSED BROKER & PRINCIPAL

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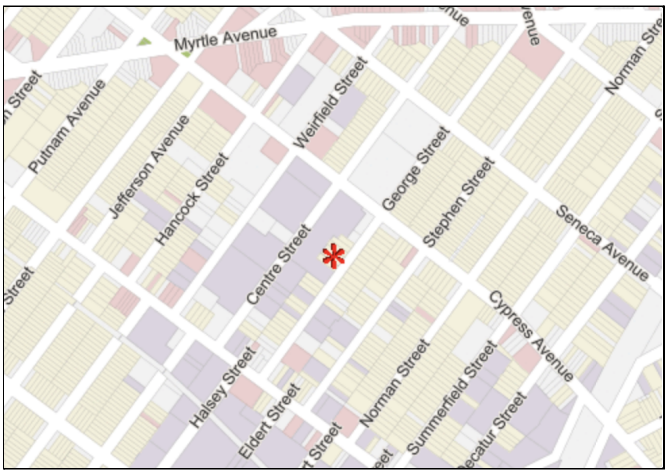

BLOCK/LOT	03551-0075
LOT DIMENSION	50’ x 100’
LOT SF	5,042
STORIES	2
UNITS	2
YEAR BUILT	1920
ZONING	M1-4D
BUILDING DIMENSIONS	25’ X 30’
BUILDING SF	1,550
FAR	COMM - 2 / FAC - 6.5

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