

USER/INVESTMENT DEAL • RENOVATED 2 FAMILY • PRIME RIDGEWOOD

1667 GEORGE STREET

LOCATED BETWEEN WYCKOFF AVENUE AND CYPRESS AVENUE

This two-story gem in prime Ridgewood offers an excellent user or rental investment opportunity in one of the fastest appreciating neighborhoods in New York. It consists of two apartment units with a total of 5-6 bedrooms and 3 bathrooms. Highlighted features include hardwood floors, high vintage tin ceilings, recessed lighting, updated kitchens and bathrooms, duplex with brand new basement, storage space, additional bathroom and living space, stainless steel appliances, king-sized bedrooms, skylight, ceiling fan, french doors, plenty of windows, closets, and more. Large backyard can be turned into a gardener's delight. At 1,750 square feet, the building sits on a 2,500 square foot lot. The building is close to popular bars, cafés, restaurants, and shops right off two main avenues and is one block away from the L train at Halsey Street and a short walk to the M train at Myrtle/Wyckoff Ave and Seneca Ave. The most compelling market trend is the flocking of professionals and out of staters to this area for residence/business purposes. Finance with low interest rates and closing credits! This property is eligible for the Eagle Community Home Loan Program at First Republic Bank. This is an amazing and unique opportunity to invest in bustling Ridgewood.

LICENSED BROKER & PRINCIPAL

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\$1,100,000

BLOCK/LOT	03551-0074
LOT DIMENSION	25' X 100.08'
LOT SF	2,502
STORIES	2
UNITS	2
YEAR BUILT	1920
ZONING	M1-4D
BUILDING DIMENSIONS	25' X 35'
BUILDING SF	1,750
FAR	COM - 2 / FAC - 6.5