

DELIVERED VACANT • THREE BUILDINGS ON LOT • REDEVELOPMENT OPPORTUNITY • 6,750 BUILDABLE SF



1870 HARMAN STREET

BETWEEN WOODWARD AVENUE AND ONDERDONK AVENUE

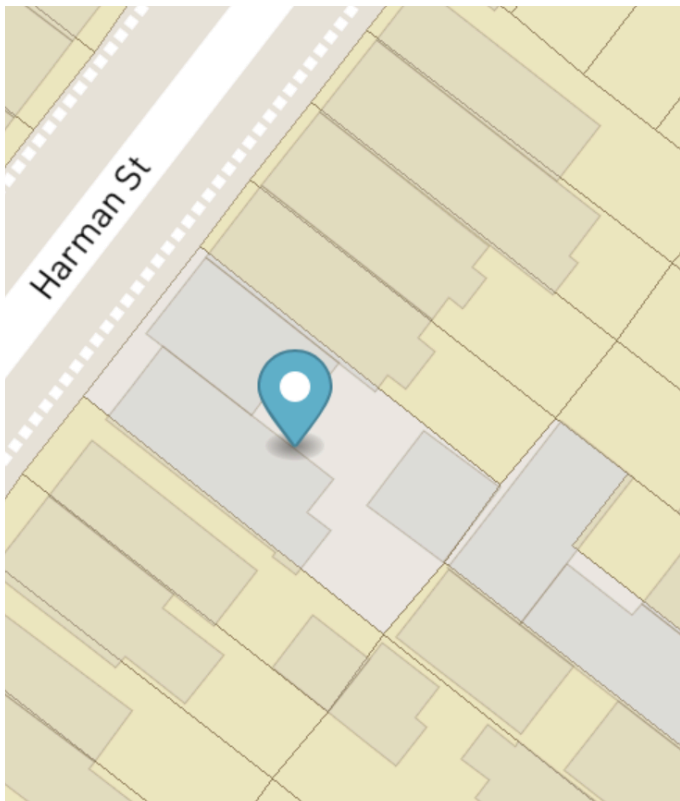
- **Delivered vacant**
- **3 buildings on lot:**
 - **Three-family** Residential Building: 3,735 sq ft (approx)
 - **Commercial Building** with a workshop, **plus garage**: 700 sq ft (approx)
 - **Office**: 1,200 sq ft (approx)
- Lot size: **5,000 sq ft** (50ft x 100ft)
- **Unused air rights**: 3,000 sq ft
- Located in **Ridgewood**, a highly desirable neighborhood
- Well-maintained building with **historical features** (not landmarked)
- Excellent owner/user opportunity
- Prime development and redevelopment potential
- Approximately 14' ceilings on the first floor
- Each unit has its own heat and hot water boilers and tanks
- **Semi-attached** building. Air and light on both sides of the three family building
- **Zoned R5B**: development at a higher density allowed
- **Coveted tax class 2A: \$11,146**
- **6,750 buildable square feet.**

LICENSED BROKER & PRINCIPAL

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\$2,295,000

BLOCK/LOT	03404-0025
LOT DIMENSION	50' X100"
LOT SF	5,000
STORIES	2
UNITS	3 RES + 1 COMMS
YEAR BUILT	1920
ZONING	R5B
BUILDING DIMENSIONS	25' x 59'
BUILDING SF	5,635
FAR	RES 1.35 / FAC 2



