



FOR SALE
ASKING PRICE \$1,400,000
PRICE PER SF \$636
PRICE PER BSF \$295

4-70 FAIRVIEW AVE

Ridgewood, NY 11385 | **Queens**

VACANT, CORNER BRICK
BUILDING IN THE HEART
OF RIDGEWOOD

RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Prime Ridgewood Corner Location

Situated on a prominent corner in one of Queens' most active and increasingly sought-after neighborhoods, the property benefits from enhanced visibility, dual street frontage, and strong residential demand. The property is steps from a vibrant mix of local and national retailers and well-positioned for multifamily investors, developers, and end-users alike.

#2

Classic Brick Construction

The property is a well-built brick structure consistent with the historic masonry building stock that defines Ridgewood -- offering durability, low maintenance, and the curb appeal that attracts quality tenants and commands competitive rents.

#3

Delivered Fully Vacant — Maximum Flexibility for Any Buyer

With no tenants in place and no rent stabilization component, the property offers a clean slate at closing. Multifamily investors can execute a full renovation and re-lease at market rents. Developers can explore condo conversion or leverage the approximately 2,550 SF of available air rights for future expansion. End-users can configure the property to their specifications while generating rental income from remaining units.

#4

Detached Parking Garage — Rare Neighborhood Amenity

The property includes a detached single-story garage accommodating two vehicles. Off-street parking is uncommon in this neighborhood, making the garage a meaningful amenity for future residents and a reliable source of supplemental rental income.

#5

Exceptional Transit Access

470 Fairview Avenue is a short walk from the M train at Seneca Avenue and the L train, with additional bus service via the B13, Q54, Q58, QM24, QM25, and QM34 lines -- providing convenient access to Queens, Brooklyn, and Midtown Manhattan.

PROPERTY OVERVIEW



PROPERTY SUMMARY

THE OFFERING

Property Address	4-70 Fairview Avenue, Ridgewood, NY 11385
Neighborhood	Ridgewood
County	Queens
Location	Southwest corner of Fairview Avenue and Harman Street
Block / Lot	3387 / 50
Property Class	B3 - Brick Two-Family

PROPERTY INFORMATION

Lot Dimensions	25' x 94.75'
Lot SF	2,375 SF (approx.)
Building Dimensions	20' x 55'
Stories	2
Year Built / Last Altered	1920
Walk-Up / Elevator	Walk-Up
Type of Building	Brick
Total Gross SF	2,200 SF (approx.)
Residential Units	2

ZONING INFORMATION

Zoning	R6B	
	FAR	BSF
Residential Zoning	2.00	4,750 SF (approx.)
Residential Zoning (UAP)	2.40	5,700 SF (approx.)
Community Facility Zoning	2.00	4,750 SF (approx.)

TAX INFORMATION

Assessment (25/26)	\$41,988
Tax Rate	19.843%
Annual Property Tax (25/26)	\$8,332
Tentative Property Tax (26/27)	\$8,769
Tax Class	1

4-70 FAIRVIEW AVENUE
FOR SALE

RETAIL MAP



4-70 FAIRVIEW AVENUE
FOR SALE

PROPERTY PHOTOS



MARKET OVERVIEW

RIDGEWOOD, QUEENS is a historic, close-knit neighborhood located along the Brooklyn–Queens border, known for its strong residential character and architecturally cohesive streetscapes. Developed in the late 19th and early 20th centuries, the housing stock consists primarily of brick and limestone townhouses, prewar multifamily buildings, and six-story elevator apartments. These well-built assets continue to define Ridgewood’s stable residential foundation.

Today, Ridgewood is widely considered an **up-and-coming neighborhood**. Myrtle Avenue and Fresh Pond Road anchor the retail corridors, featuring a mix of neighborhood services, grocers, restaurants, and local businesses. Institutional interest continues to grow, highlighted by **Whole Foods’ planned opening in Ridgewood**, signaling strengthening retail demand and long-term investment momentum. The neighborhood’s cultural rise has also gained global recognition—**ranked the #4 “Coolest Neighborhood in the World” by Time Out Magazine for two consecutive years**.

Ridgewood’s dining and hospitality scene has become a destination in its own right. Notable establishments such as Rolo’s have drawn citywide attention for their wood-fired cuisine and neighborhood dining atmosphere, alongside a growing collection of cocktail bars, bakeries, and chef-driven concepts that continue to elevate the area’s profile.

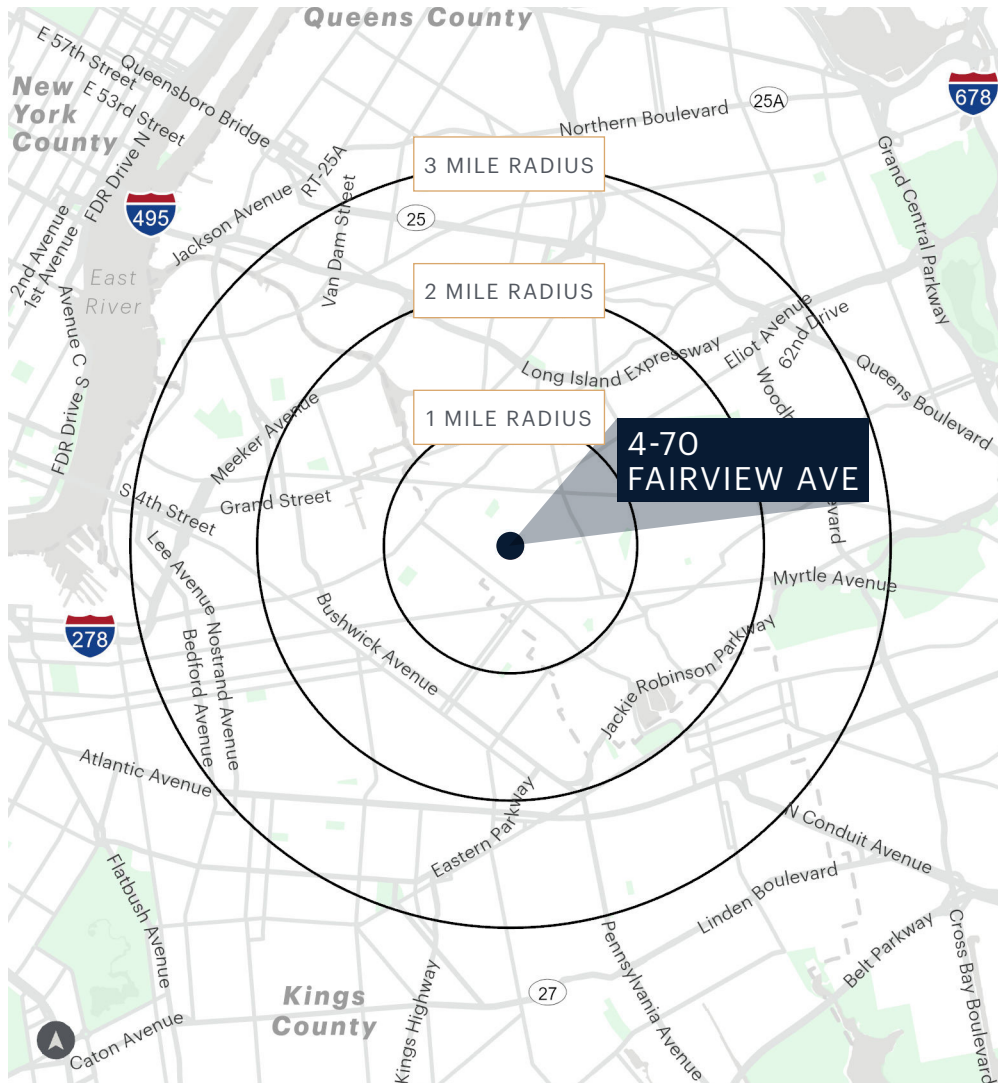
Residents benefit from accessible green space, including Highland Park and Grover Cleveland Park, which provide walking paths, sports fields, and recreational amenities.

Transit connectivity is strong. The M and L subway lines provide direct service to Manhattan and Brooklyn, supplemented by multiple bus routes including the Q58, Q54, and B13. Union Square is approximately 25–30 minutes by subway.

With durable housing stock, improving retail tenancy, notable dining destinations, and increasing national recognition, Ridgewood continues to emerge as one of Queens’ most compelling residential and investment neighborhoods.



AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	133,406	390,150	1,098,845
NUMBER OF HOUSEHOLDS	49,524	150,930	413,848
AVERAGE HOUSEHOLD INCOME	\$106,117	\$108,710	\$111,348
MEDIAN HOUSEHOLD INCOME	\$81,840	\$81,125	\$77,833
COLLEGE GRADUATES	38,084 31.3%	113,386 30.5%	310,249 29.3%
TOTAL BUSINESSES	3,397	9,631	29,380
TOTAL EMPLOYEES	44,716	136,624	375,114
DAYTIME POPULATION	106,002	321,139	927,583

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES:

STEPHEN R. PREUSS SR.

srp@ripcony.com
718.663.2639

KEVIN SCHMITZ

kschmitz@ripcony.com
718.663.2644

ANDREAS EFTHYMIU

andreas@ripcony.com
718.663.2643

JACK ROVNER

jrovner@ripcony.com
718.704.1451

AARON NG

ang@ripcony.com
718.704.1453

FOR FINANCING INQUIRIES:

ADAM HAKIM

ahakim@ripcony.com
646.290.2011

JAMES MURAD

jmurad@ripcony.com
646.290.2012