



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / FOR LEASE



1-85 WOODWARD AVENUE

RIDGEWOOD, NY 11385

Ideal for Owner-User or Investor/Developer

2 Drive-In Doors
Short Walk to the  Train!

Type

Warehouse / Industrial / Retail / Development



SQUARE FOOT

6,350_{RSF}



CLEAR HEIGHT

14'



LOADING

2 DRIVE-IN DOORS

ZONING



**R6B, C2-3
Use Group
17B C.O**

PARCEL ID



**3377
BLOCK**



**86
LOT**

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

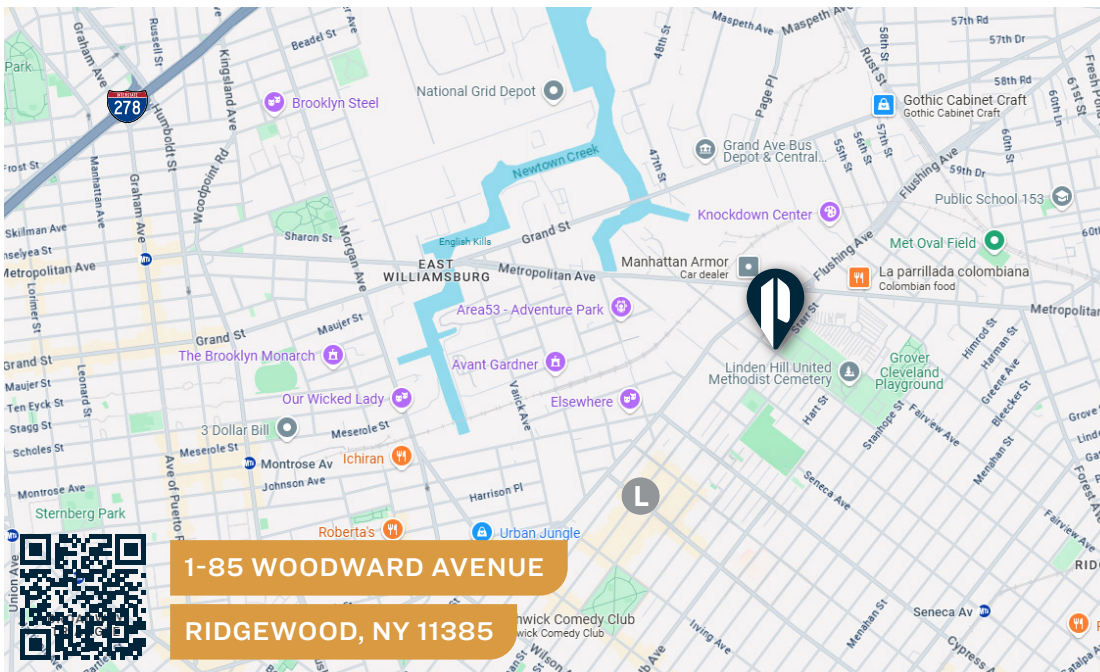
Property Overview

Features

- 6,350 Sq. Ft. Building
- 5,000 Sq. Ft. Ground Floor
- 2 Drive-In Doors
- Gas Heat Plus Partial Air Conditioning
- 1,350 Sq. Ft. 2nd Floor Office
- Restroom
- Kitchenette
- Air Conditioning
- Residential – As of Right
- Residential FAR: 2.0
(up to 2.4 with Inclusionary Housing)
- Approx. 10,000-12,000 Buildable Square Feet
- Flexible Multi-Purpose Zoning – Allows for Industrial, Commercial, Residential, Retail, and Mixed-Use Development
- Use Group 17 B Certificate of Occupancy



INTERIOR



1-85 WOODWARD AVENUE

RIDGEWOOD, NY 11385

TRANSPORTATION



JEFFERSON STREET



QUEENS MIDTOWN EXPY

LONG ISLAND EXPRESSWAY

BQE

WILLIAMSBURG BRIDGE



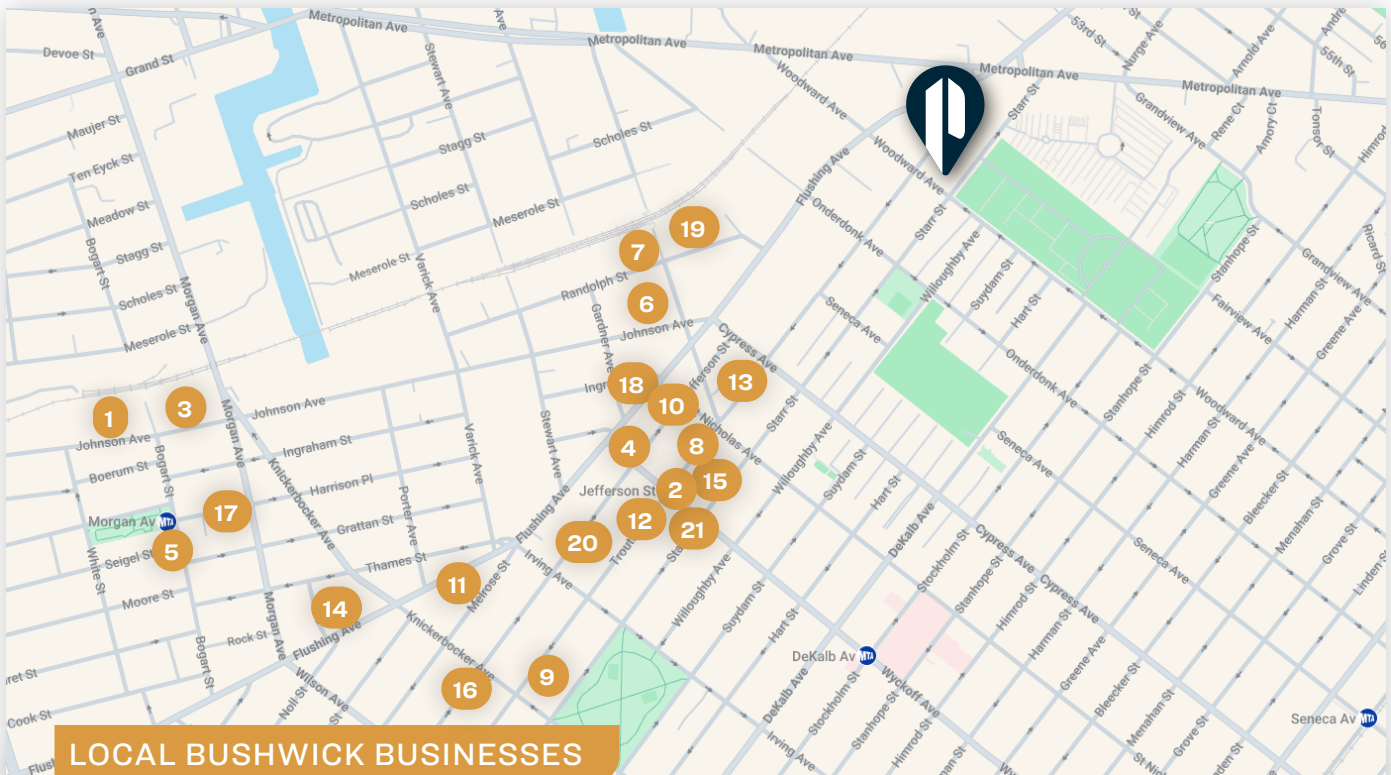
B38: STARR ST/ WOODWARD AVE

B57: FLUSHING AVE/WOODWARD AVE



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LOCAL BUSHWICK BUSINESSES

- | | | |
|-----------------------|---------------------------------------|--|
| 1 NETFLIX | 8 TORTILLERIA MEXICANA | 15 TURK'S INN SULTAN ROOM |
| 2 L TRAIN | 9 MOMINETTE | 16 VINYL FANTASY |
| 3 ICHIRAN | 10 SEA WOLF BROOKLYN | 17 SYNDICATED BAR THEATRE KITCHEN |
| 4 HOUSE OF YES | 11 BUNNA CAFÉ | 18 JUNIPER DISCO |
| 5 ROBERTA'S | 12 COBRA CLUB | 19 SILO |
| 6 ELSEWHERE | 13 PEARL'S SOCIAL & BILLY CLUB | 20 THE BUSH |
| 7 99 SCOTT | 14 URBAN JUNGLE | 21 KINGS CNTY BREWERS COLLECTIVE |



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718-784-8282
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FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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