

**FOR SALE**  
**ASKING PRICE \$2,300,000**

# 57-38 MYRTLE AVENUE

Ridgewood, NY 11385 | Queens

THREE-STORY 2ND GENERATION RESTAURANT/BAR DELIVERED VACANT



**RIPCO**  
INVESTMENT SALES



## INVESTMENT HIGHLIGHTS

#1

### **Prime Ridgewood Retail Location**

Situated on bustling Myrtle Avenue, the property benefits from strong foot traffic, excellent visibility, and proximity to major national retailers and neighborhood amenities

#2

### **Recently Renovated Multi-Level Building with Significant Capital Upgrades**

The building has undergone extensive recent upgrades, including modern ADA-compliant restrooms on two levels, upgraded mechanical systems (400 amps, 2" gas, 1½" water), roof with a 20-year warranty— and the infrastructure for a commercial kitchen / restaurant.

#3

### **Zoning Flexibility & Future Potential**

Zoned C4-3A (R6A), with ~1,155 SF of additional as-of-right air rights. Suitable for long-term hold with future upside through expansion or repositioning

#4

### **Excellent Transit Access via the M & L Subway Lines**

The property is just minutes from the Myrtle-Wyckoff Avenues station, a major transit hub served by the M and L subway lines, providing direct access to Brooklyn, Manhattan, and Queens. Additional nearby bus routes further enhance connectivity



## PROPERTY OVERVIEW

**RIPCO REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of **57-38 MYRTLE AVENUE** — in Ridgewood, NY 11385 (the ‘Property’).

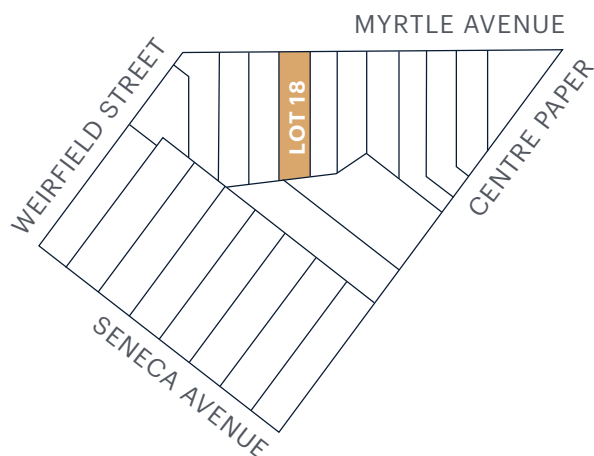
57-38 Myrtle Avenue is a three-story 2nd generation bar/restaurant, which will be delivered vacant at closing.

The property is located in a C4-3 zoning district, which allows for a wide range of commercial and retail uses, as well as future mixed-use development potential. Situated on Myrtle Avenue—one of Ridgewood’s most active and well-established retail corridors—the property enjoys strong visibility and consistent pedestrian traffic. The surrounding area features a dynamic mix of national retailers such as CVS, Rite Aid, and Chase Bank, alongside popular local restaurants, cafes, and service businesses. The location also offers excellent transit access, just a short walk from the Myrtle-Wyckoff Avenues subway station, served by the M and L lines.

For more information, please contact the exclusive brokers directly.

## TAX MAP

**Block**  
3573  
**Lot**  
18



## PROPERTY SUMMARY

### THE OFFERING

Property Address	57-38 Myrtle Avenue, Ridgewood, NY 11385
Location	Located on the south side of Myrtle Avenue between Weirfield Street and Centre Street
Block / Lot	3573 / 18
Property Type	Retail

### BUILDING INFORMATION

Lot Dimensions	20' x 81.75'
Lot SF	1,635 SF (approx.)
Building Dimensions	20' x 62.5'
Stories	Two, plus Mezzanine
Walk-Up/Elevator	Walk-Up
3rd Floor Gross SF	1,250 SF (approx.)
Mezzanine Gross SF	950 SF (approx.)
1st Floor Gross SF	1,550 SF (approx.)
Basement Gross SF	1,250 SF (approx.)
Total Gross SF	5,000 SF (approx.)
Commercial Units	1
Above Grade Commercial SF	3,750 SF (approx.)
Remaining Lease Term	N/A

### ZONING INFORMATION

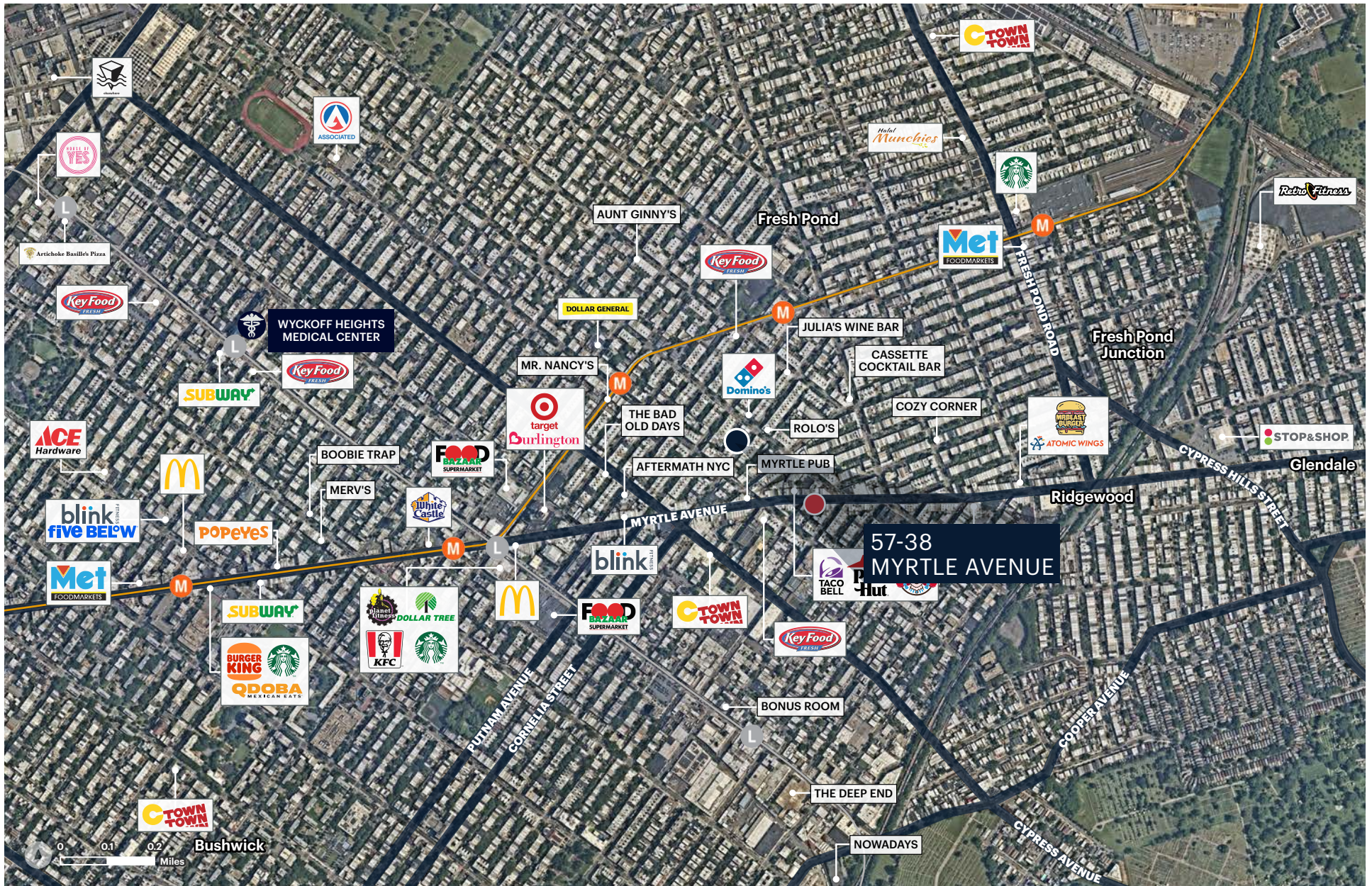
Zoning	C4-3A (R6A)	
Street Width	70'	
Street Width Classification	Narrow	
	FAR	Building SF
Commercial Zoning	3.00	4,905 SF (approx.)
Residential Zoning	3.00	4,905 SF (approx.)
Residential Zoning (UAP/Qualifying Sites)	3.90	6,377 SF (approx.)
Community Facility Zoning	3.00	4,905 SF (approx.)
	Existing	Available
Available Air Rights	(3,750)	1,155 SF (approx.)

### NYC TAX INFORMATION

Assessment (25/26)	\$329,500
Tax Rate	10.7620%
Taxes (25/26)	\$35,461
Tax Class	4



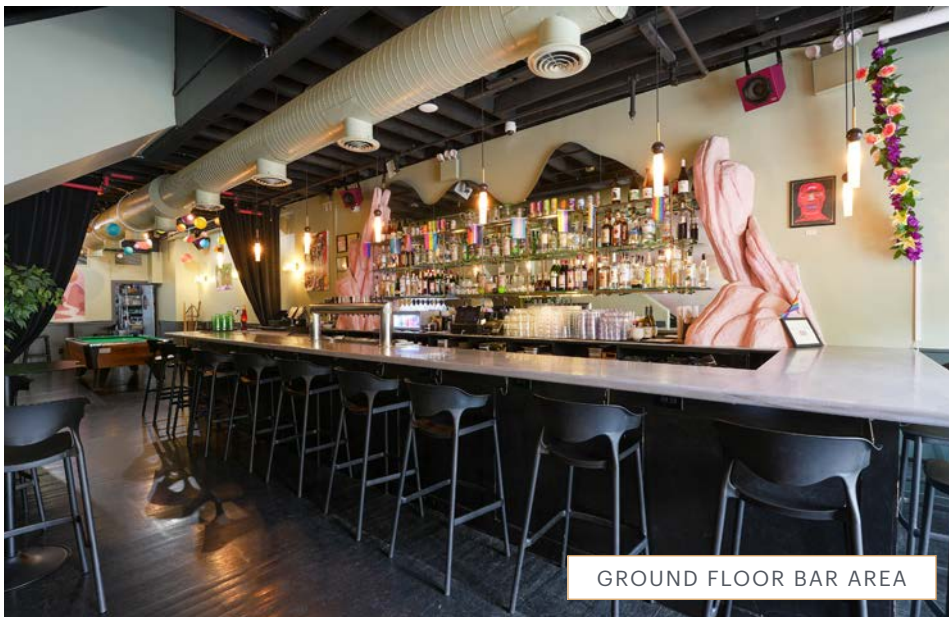
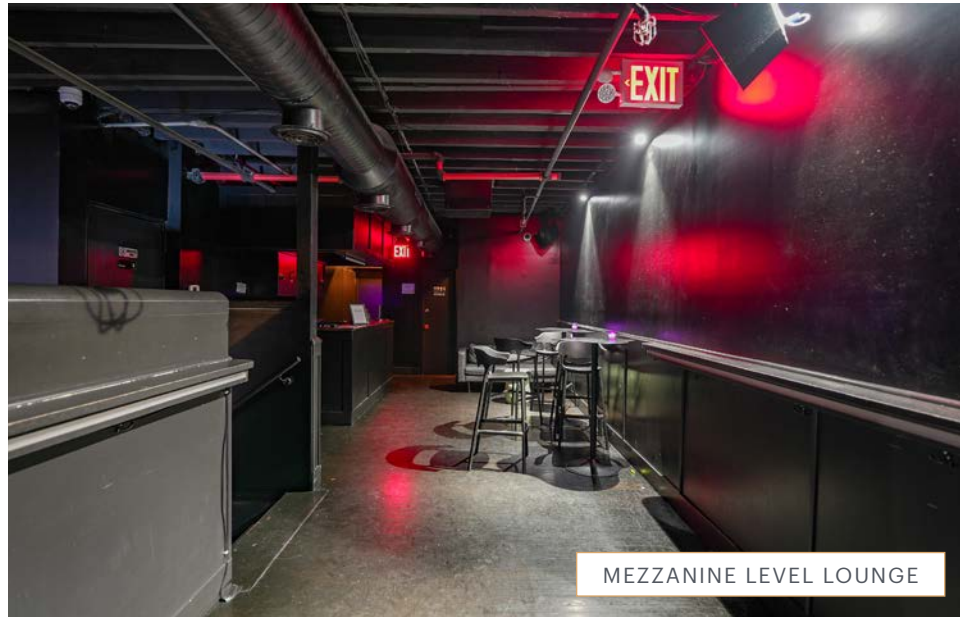
## RETAIL MAP





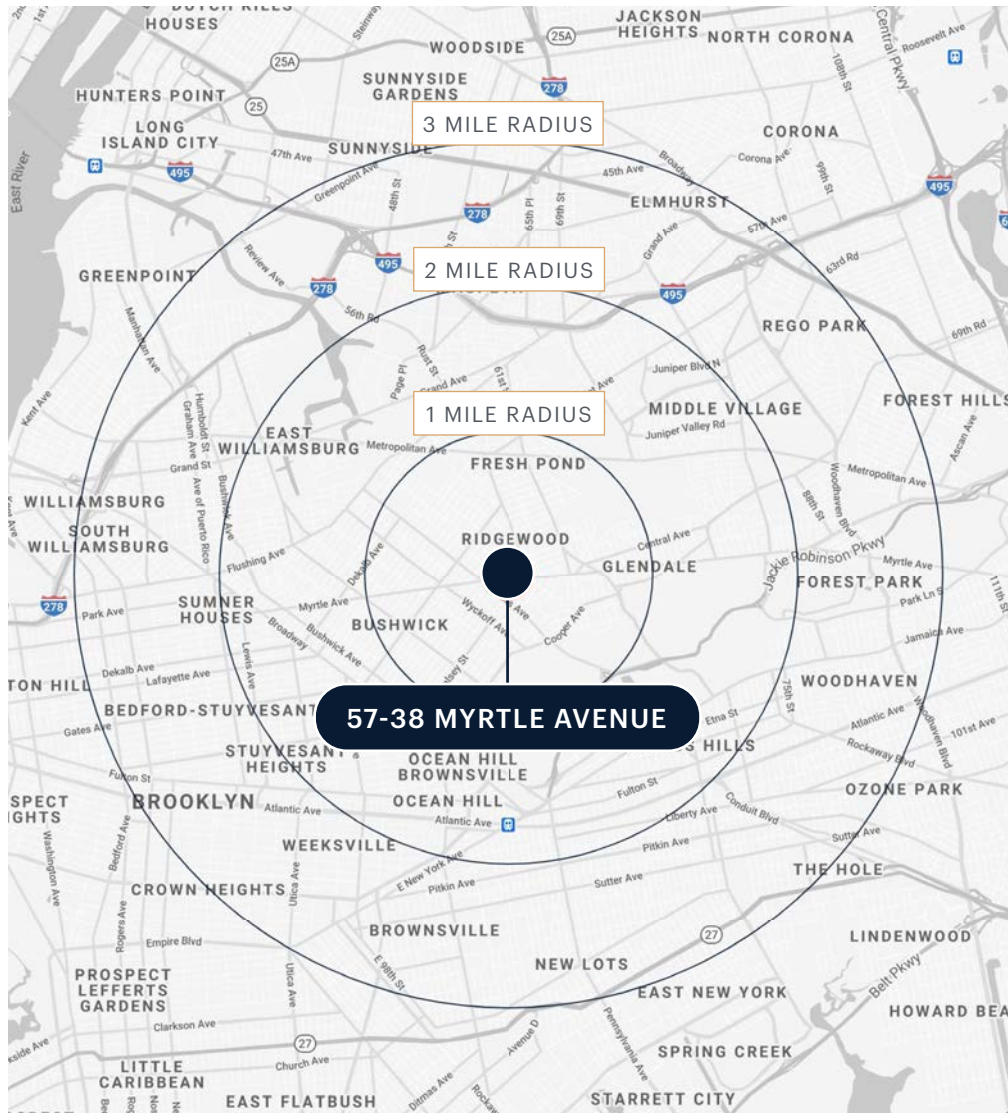
57-38 MYRTLE AVENUE  
FOR SALE

## INTERIOR PHOTOS



**57-38 MYRTLE AVENUE**  
**FOR SALE**

## AREA DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
POPULATION	136,637	412,070	1,084,614
NUMBER OF HOUSEHOLDS	50,246	153,254	400,936
AVERAGE HOUSEHOLD INCOME	\$106,158	\$105,804	\$105,797
MEDIAN HOUSEHOLD INCOME	\$82,494	\$79,628	\$74,750
COLLEGE GRADUATES	38,233 29.9%	108,017 28.0%	278,782 26.8%
TOTAL BUSINESSES	2,796	9,524	24,862
TOTAL EMPLOYEES	35,386	125,519	311,392
DAYTIME POPULATION	98,646	327,634	874,588

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

# CONTACT EXCLUSIVE AGENTS

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