

THREE-PROPERTY INVESTMENT & DEVELOPMENT PACKAGE

RIDGEWOOD, QUEENS, NY 11385

A rare opportunity to acquire three adjacent properties in the heart of Ridgewood, Queens. This package includes an income-producing laundromat with business, a partially constructed mixed-use building, and a vacant development lot.



ASKING PRICE
\$6,500,000



INCOME
PRODUCING
ASSET



DEVELOPMENT
UPSIDE



PRIME
RIDGEWOOD
LOCATION



VACANT LAND
OPPORTUNITY



LONG-TERM
APPRECIATION

1

65-06 60TH PLACE RIDGEWOOD, NY 11385

MIXED-USE + OPERATING LAUNDROMAT

- Lot Size: 25.17' x 108.75'
- Building Size: 25' x 109'
- Building Area: ~2,700 SF
- 42 Washers / 44 Dryers
- Property Taxes: \$22,202

Property sold together with
established Laundry Max business.



2

65-10 / 65-12 60TH PLACE RIDGEWOOD, NY 11385

PARTIALLY CONSTRUCTED MIXED-USE

- Lot Size: 50.33' x 102.17'
- Total Building Area: 10,972 SF
- 1st Floor Commercial: 7,844 SF
- 2nd Floor Residential: 3,128 SF
- Designed as Two-Family,
Can be Converted to Three-Family
(3 Bedrooms / 2 Full Baths Each)
- Property Taxes: \$42,715



3

59-46 LINDEN STREET RIDGEWOOD, NY 11385

VACANT LAND

- Lot Size: 25' x 100'
- Lot Area: 2,505 SF
- Property Taxes: \$13,268



INVESTMENT HIGHLIGHTS

- ✓ Established income-producing laundromat with equipment
- ✓ 42 Washers / 44 Dryers
- ✓ Partially constructed mixed-use building with retail & residential potential
- ✓ Vacant development lot with numerous possibilities
- ✓ Three properties sold together – maximize value and flexibility
- ✓ Prime Ridgewood location with strong rental demand
- ✓ Close to M Train (Fresh Pond Rd Station) & major highways
- ✓ Surrounded by dense residential, retail & amenities

OFFERING SUMMARY

ASKING PRICE	\$6,500,000
TOTAL BUILDING AREA (EXISTING/PLANNED)	≈ 13,672 SF
TOTAL LOT AREA	≈ 10,917 SF
TOTAL ANNUAL PROPERTY TAXES	\$78,185

PRIME RIDGEWOOD LOCATION

- 🏠 Dense Residential Neighborhood
- 👥 High Foot Traffic & Visibility
- 🚊 Close to M Train
(Fresh Pond Rd Station)
- 🌳 Minutes to Bushwick, Glendale,
Middle Village & Forest Hills
- 📊 Strong Rental Market & Demographics
- 🚗 Easy Access to Major Highways



APPLE REALTY
GROUP CORP

EXCLUSIVELY LISTED BY:

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SCAN FOR
MORE INFO

All information is from sources deemed reliable but is subject to errors, omissions, change of price or withdrawal without notice.