



The Film Factory

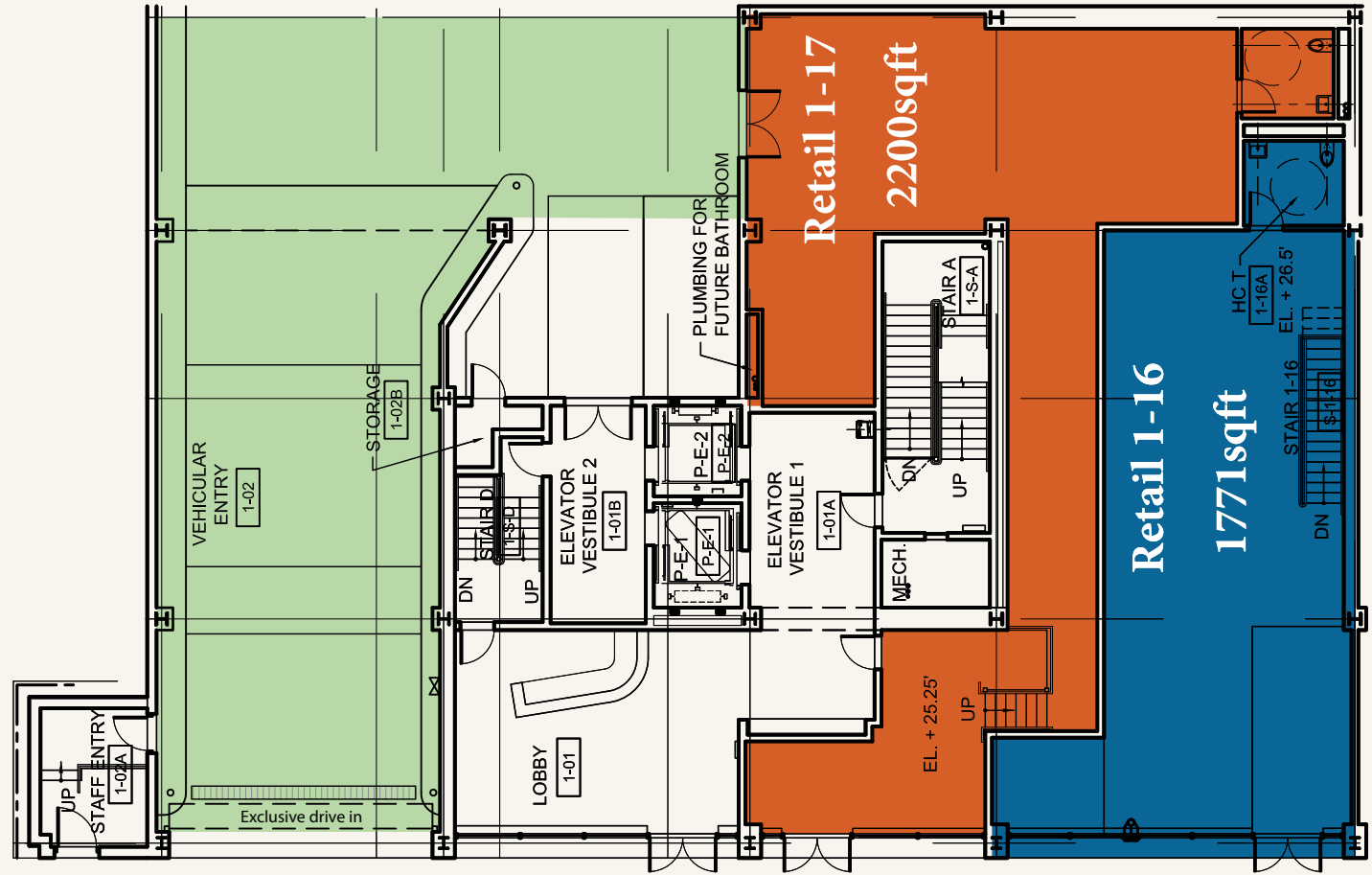
48-05 Metropolitan Ave, Ridgewood, NY 11385



1-17 Retail

1-16 Retail

Two adjacent retail spaces, with unique specs, available for rent. can be rented together or separately



Metropolitan Ave



Sam Elbaum



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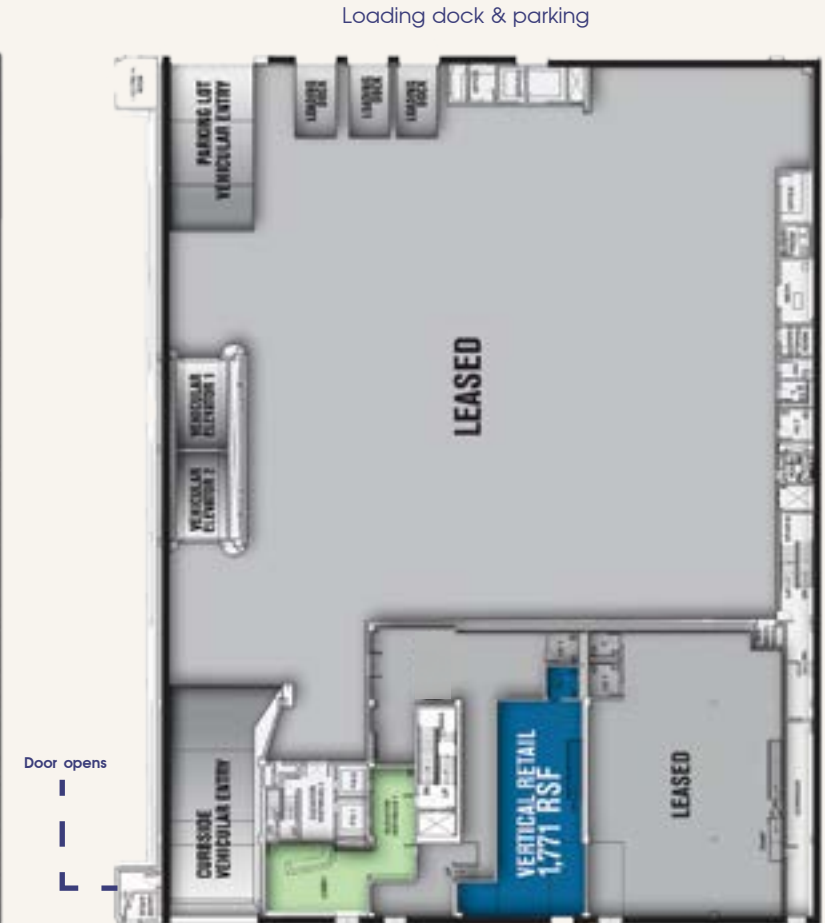


Retail 1-16

- 1771 sf on street level
- 854 sf on cellar level
- 22' Ceilings
- 27' Frontage
- Plumbing & ventilation available
- Access to loading dock & parking lot from basement level
- Mezzanine (optional)
- Electricity: 400 amps x 3 phase



Cellar



Floor 1



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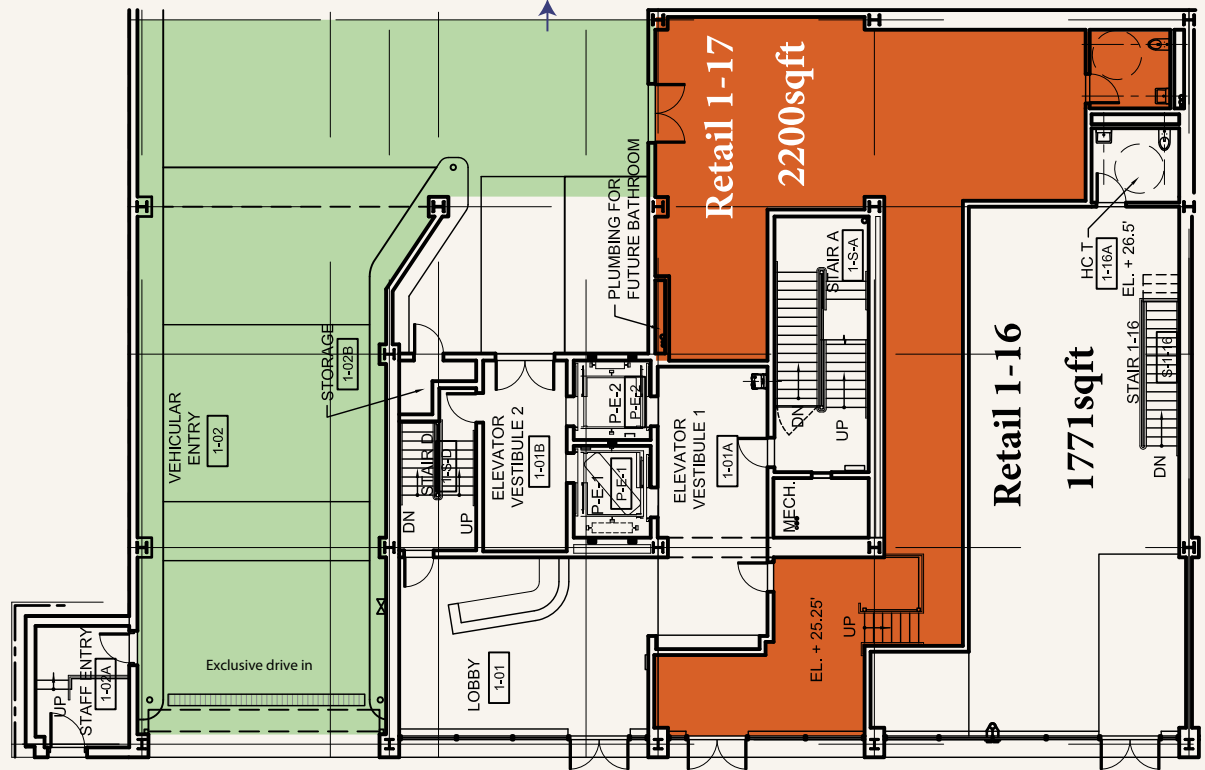
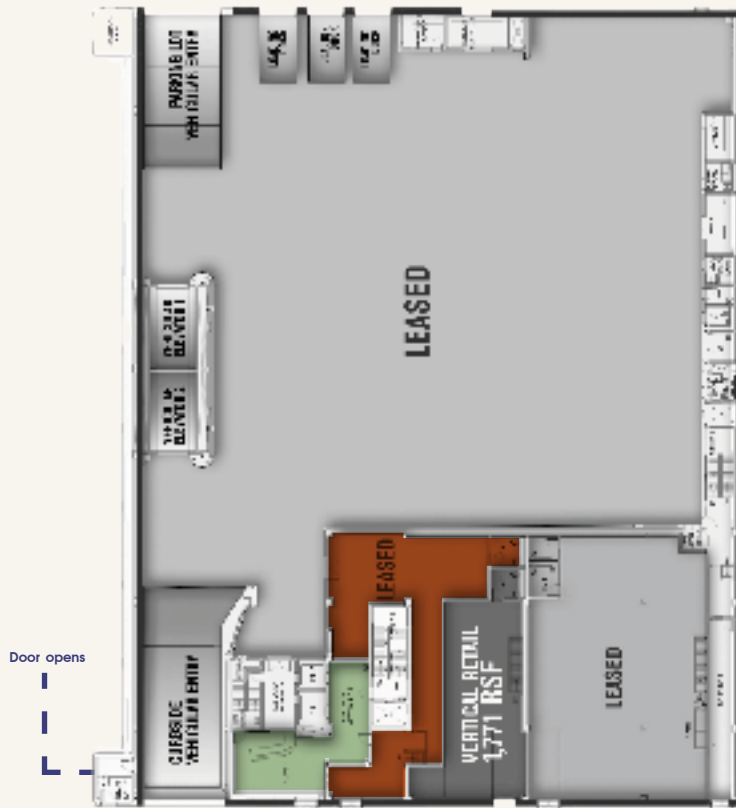
Retail 1-16



Retail 1-17

Exclusive drive-in access

To parking lot & loading dock



- 2200 SF
- 19' frontage
- Finished retail space
- Previously used as a car Rental branch
- Direct access to indoor Parking lot

- Access to outdoor Parking Lot / loading dock
- Car washing & car spray Booth on premises
- Garage / rolling gate from Metropolitan Ave, exclusive Access
- HVAC built in



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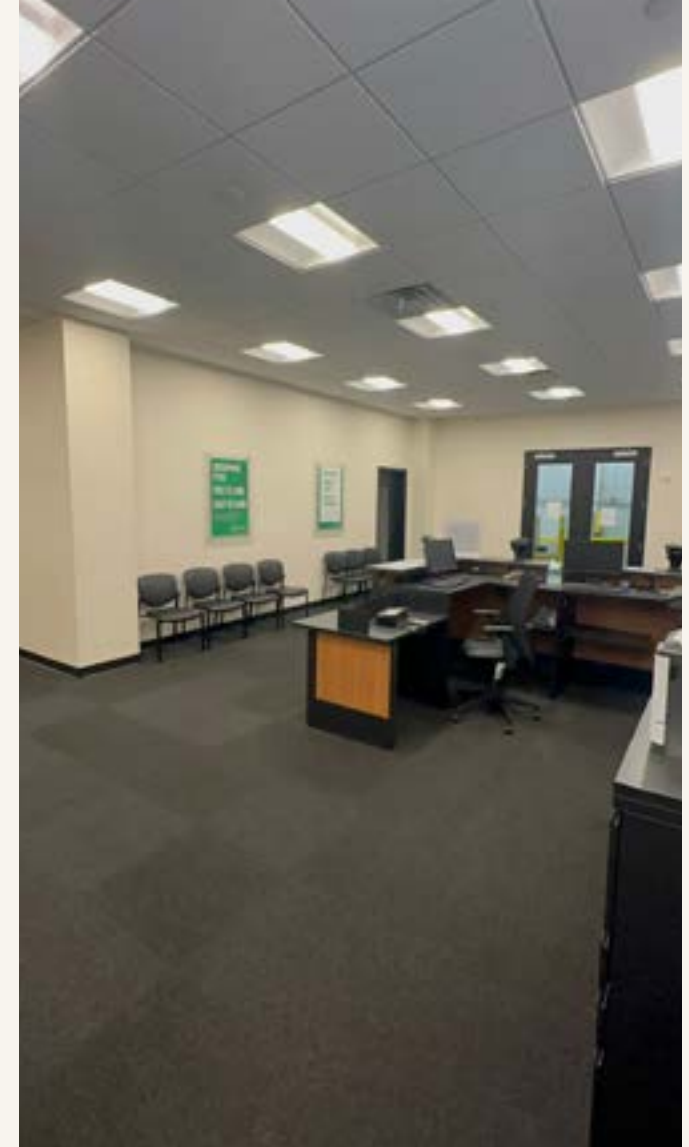


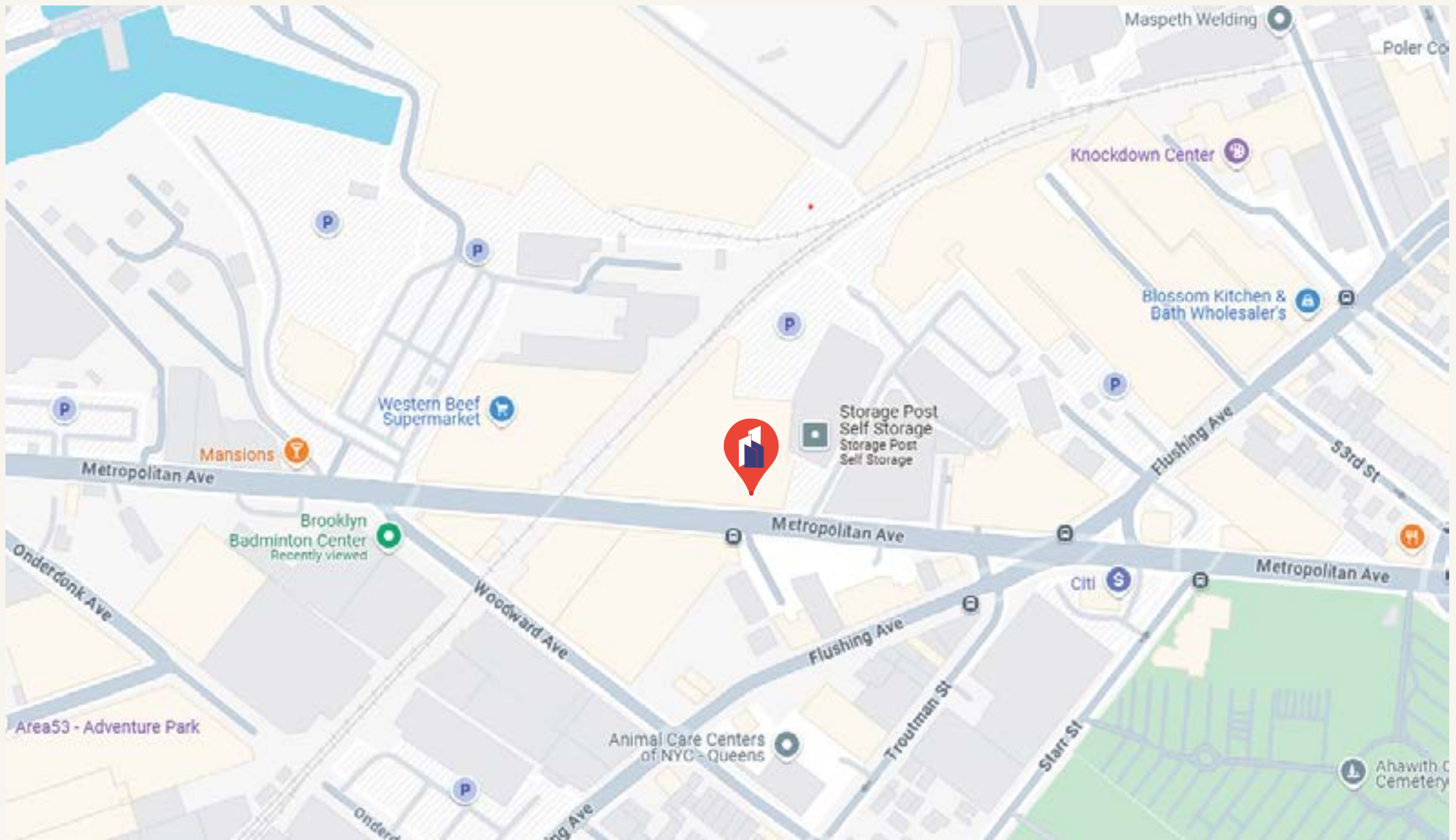
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Retail 1-17





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