



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

19-37 GREENE 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 the southwest corner of Fairview Avenue and Greene Avenue 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 three units at market rents. Developers can explore condo conversion or leverage 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 garage accommodating additional 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

19-37 Greene 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	19-37 Greene Avenue, Ridgewood, NY 11385
Neighborhood	Ridgewood
County	Queens
Location	Southwest corner of Fairview Avenue and Greene Avenue
Block / Lot	3388 / 41
Property Class	C0 - Three Family

PROPERTY INFORMATION

Lot Dimensions	19' x 100'
Lot SF	1,900 SF (approx.)
Building Dimensions	19' x 62'
Stories	2
Year Built / Last Altered	1910
Walk-Up / Elevator	Walk-Up
Type of Building	Brick
Total Gross SF	2,356 SF (approx.)
Residential Units	3

ZONING INFORMATION

Zoning	R6B	
	FAR	BSF
Residential Zoning	2.00	3,800 SF (approx.)
Residential Zoning (UAP)	2.40	4,560 SF (approx.)
Community Facility Zoning	2.00	3,800 SF (approx.)

TAX INFORMATION

Assessment (25/26)	\$48,937
Tax Rate	19.843%
Annual Property Tax (25/26)	\$9,711
Tentative Property Tax (26/27)	\$10,293
Tax Class	1

19-37 GREENE AVENUE
FOR SALE

RETAIL MAP



19-37 GREENE 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.

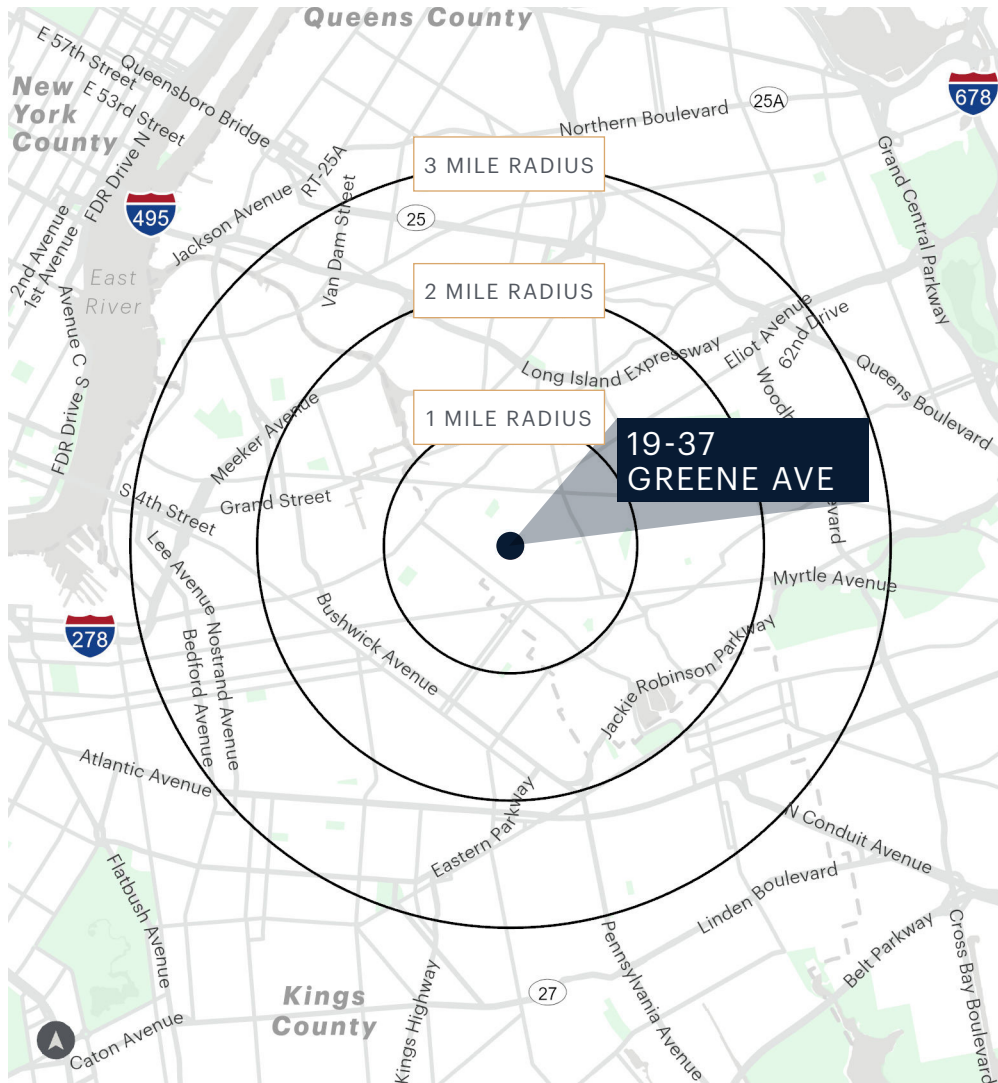
Residents benefit from accessible green space, including Highland Park and Grover Cleveland Park, which provide walking paths, sports fields, and recreational amenities.

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

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