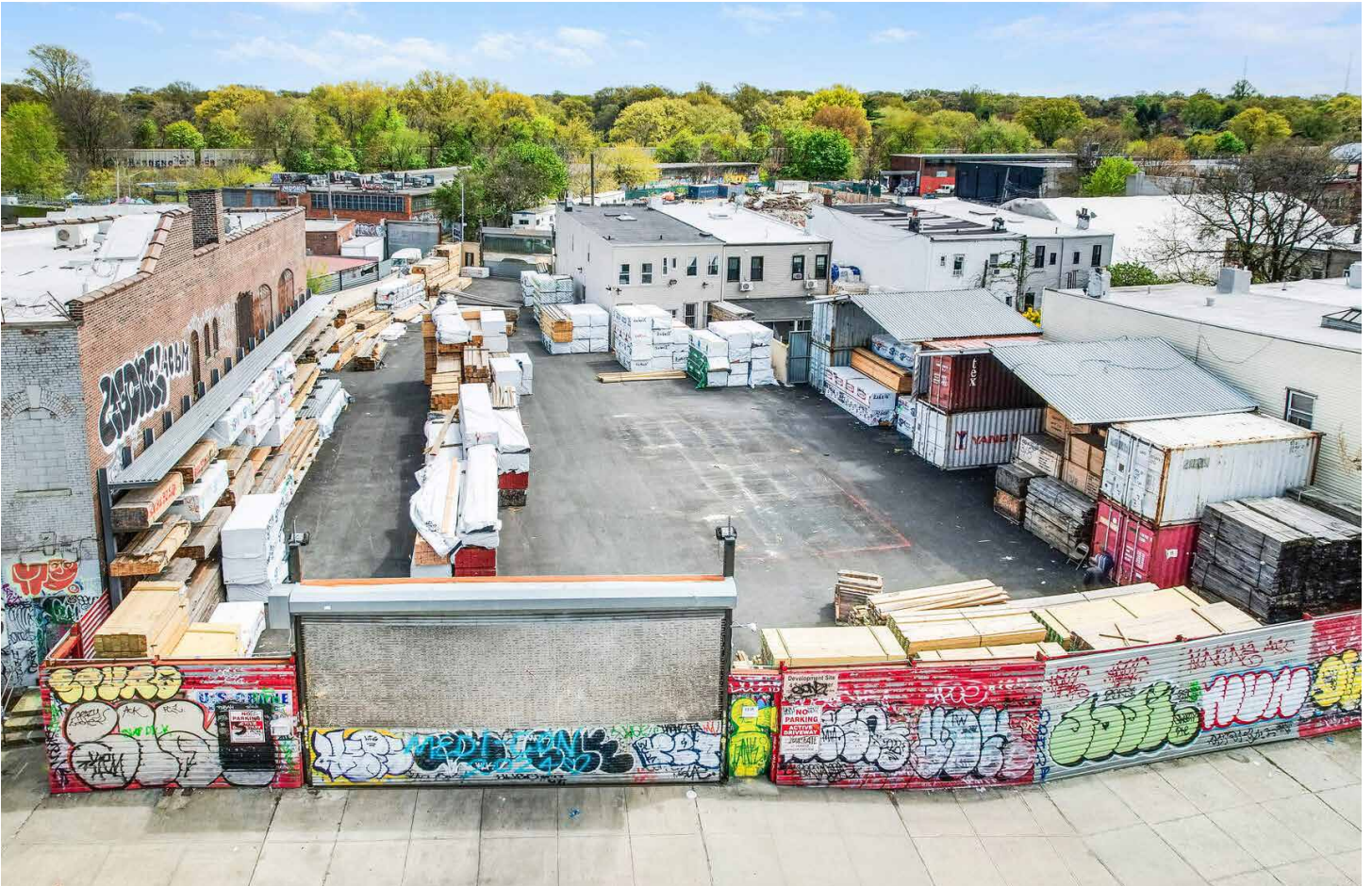


COMPASS



15-18 Decatur Street Queens, NY 11385

Blockthrough ~20k SF Lot on Bushwick/Ridgewood Border

Available for Lease, Sale, or Lease-to-Own

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Executive Summary

Address	15-18 Decatur Street, Queens, NY 11385
Block/Lot	3542/19
Lot SF	19,916
Lot Dimensions	125' x 235' (IRR)
Zoning	M1-4
Commercial FAR	2.0
Commercial BSF	39,832
Community Facility FAR	6.5
Community Facility BSF	129,454
Taxes	\$62,996
Tax Class	4

Investment Overview

Compass has been retained on an exclusive basis to arrange the lease, sale, or lease-to-own of 1518 Decatur Street, a ~20k SF of block-through fully paved lot on the Ridgewood-Bushwick border. With nearly 125' of frontage on Decatur St and 33' of frontage on Cooper Ave, this is a unique opportunity with many potential uses as is -- a perfect set up for distributor to run a seamless one-way operation, a great layout for large-vehicle parking and charging stations, outdoor retail concepts such as paddle sports or an eating/drinking establishment similar to thriving Nowadays across the street – as well as for commercial or large scale community facility development.

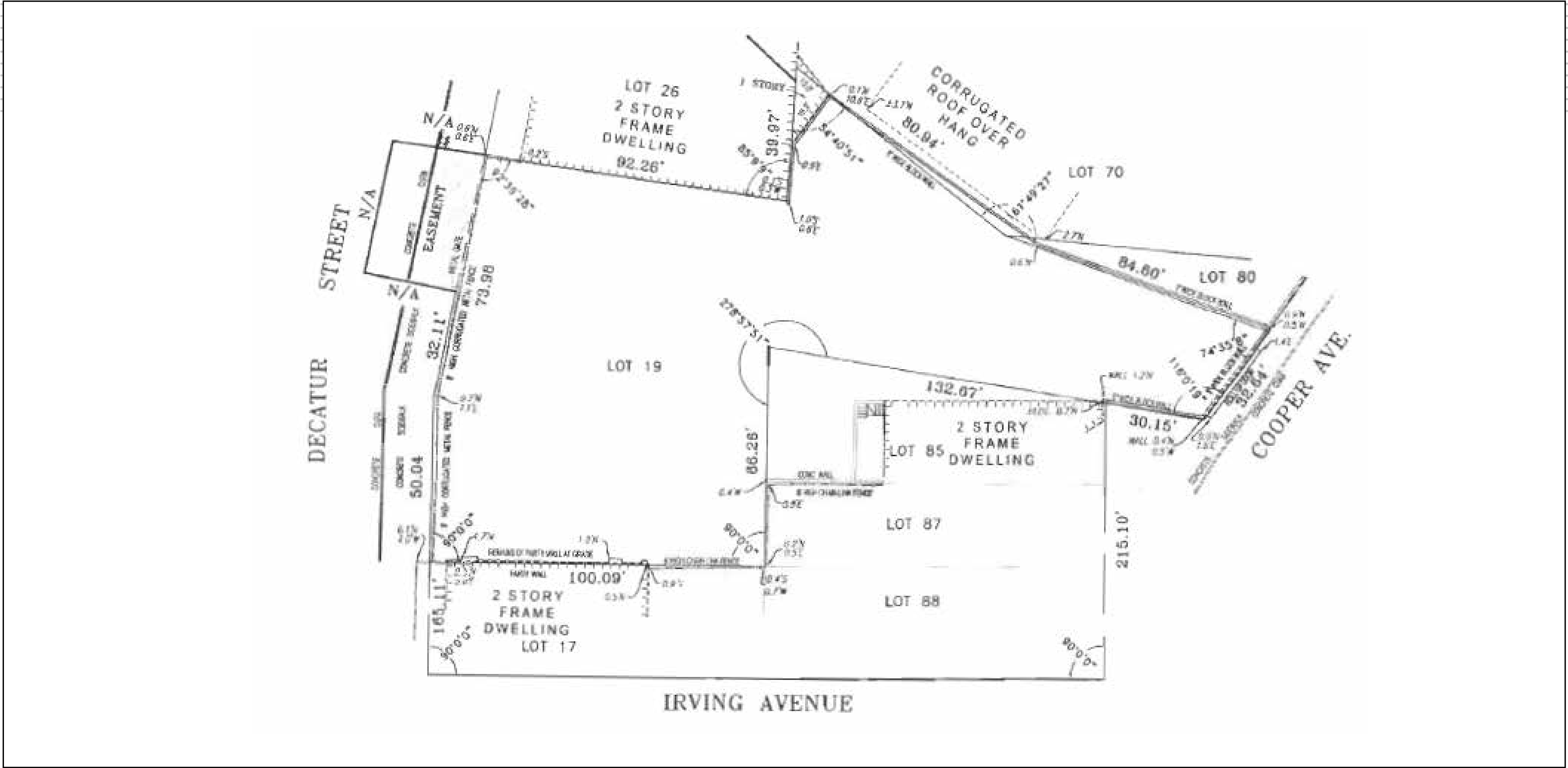
This opportunity only blocks from the L train at the Halsey stop and the area is continuing its upward trajectory for popularity and foot traffic. The site benefits from M1-4 zoning and offers an FAR of 2 and ~40k BSF for commercial, as well as an FAR of 6.5 and ~130k for community facility development.

Ownership is open to various creative options including but not limited to owner-financing and lease-to-own.

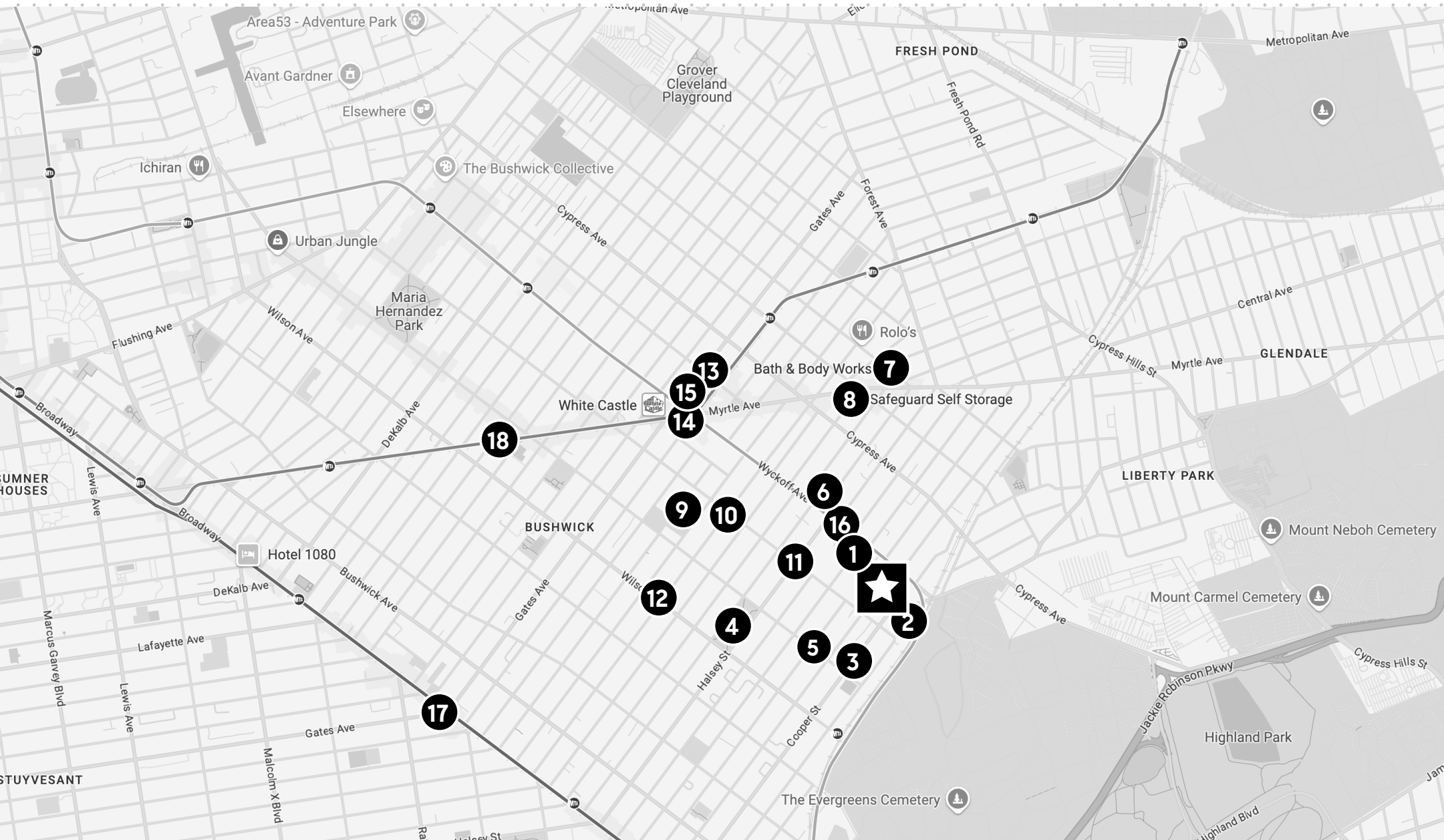
Feel free to reach out to Nathan.Horne@Compass.com/706-255-5657 to discuss these possibilities, to arrange a showing, or to make an offer.







Point of Interests



★ 15-18 Decatur St, Queens, NY 11385

- ① Extra Space Storage
- ② Nowadays
- ③ CTown Supermarkets
- ④ Irvin Square Park
- ⑤ Witching Hour
- ⑥ Evil Twin Brewing NYC
- ⑦ Bath & Body Works
- ⑧ Safeguard Self Storage
- ⑨ Urban Grindz Cafe
- ⑩ Bushwick Burger Co
- ⑪ Doublé
- ⑫ Natural Farm Market
- ⑬ Food Bazaar
- ⑭ Dollar Tree
- ⑮ CVS

Major Roads/Highways/Substation:

- ⑯ L Line (MTA)
- ⑰ J Line (MTA)
- ⑱ M Line (MTA)



Prime Location: 15-18 Decatur St is located in the geographic center of NYC, within the vibrant neighborhood of Ridgewood. This sought-after area offers a blend of residential charm and urban convenience.

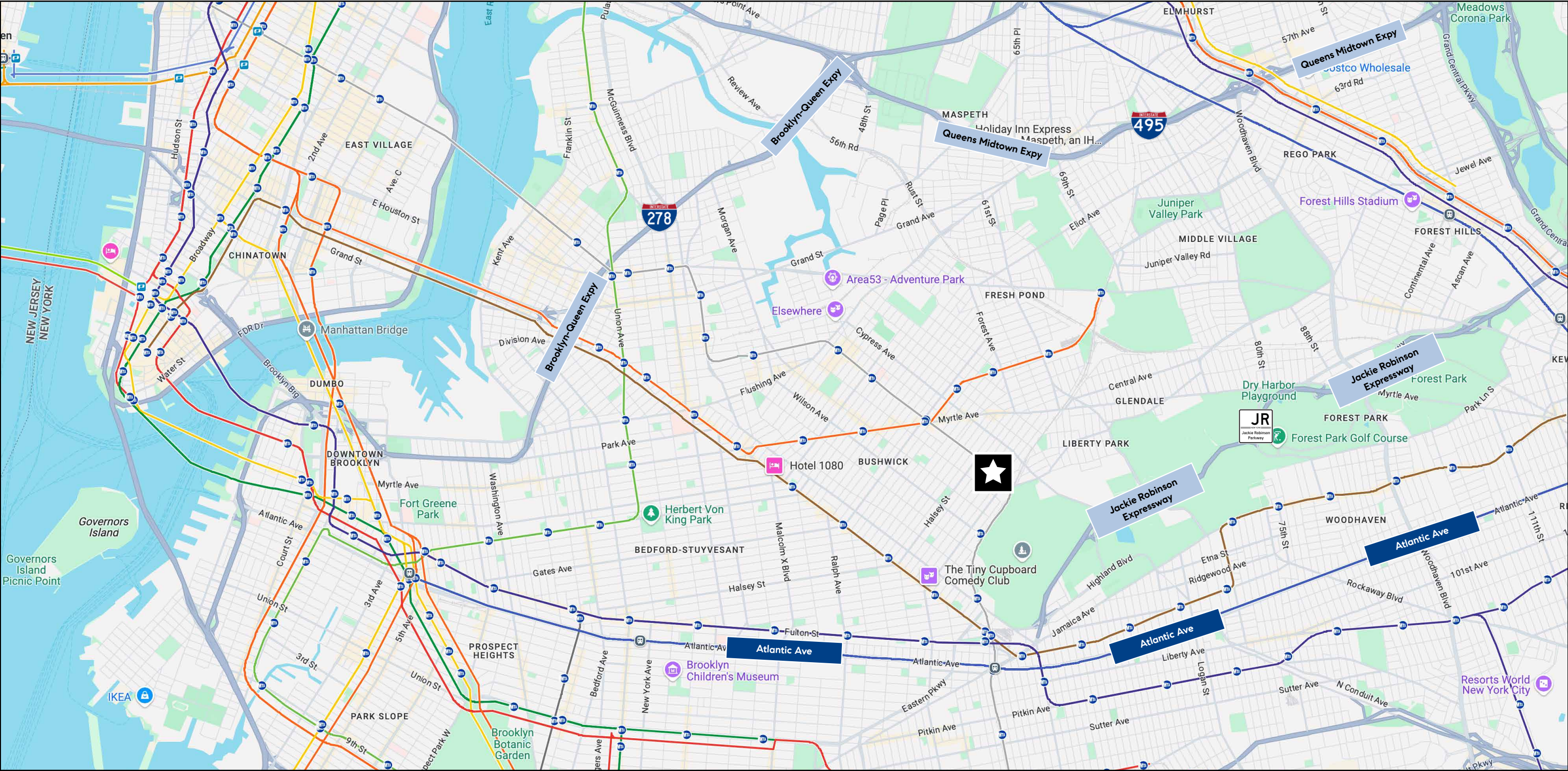


Convenient Transit: Enjoy effortless travel with multiple MTA bus lines nearby and easy access to the M and L subway lines, providing a direct commute to Manhattan and Brooklyn. The location also offers quick connections to major roadways, including the Jackie Robinson Parkway and the Brooklyn-Queens Expressway (BQE).



Strategic Connectivity: Positioned for accessibility, the property ensures seamless travel throughout New York City, whether by public transit or car, making it an ideal choice for commuters and businesses alike.

Transit Map



Market Overview

Ridgewood: A Neighborhood on the Rise

Ridgewood continues to establish itself as one of Queens' most sought-after neighborhoods, blending historic charm with modern vibrancy. Known for its well-preserved pre-war architecture, artistic community, and strong real estate fundamentals, Ridgewood attracts a mix of professionals, families, and creatives.

With a thriving local business scene, popular restaurants, and a competitive rental market, the neighborhood has experienced steady property value growth and rising demand for residential and mixed-use properties. Easy access to the M and L subway lines ensures a quick commute to Manhattan and Brooklyn, making Ridgewood an ideal location for both investors and end-users.

Bushwick: Brooklyn's Trendsetting Hub

Just a 10-minute walk away, Bushwick stands as one of Brooklyn's most dynamic and rapidly evolving neighborhoods. Known for its cutting-edge arts scene, industrial-chic lofts, and renowned nightlife, Bushwick attracts a young, creative demographic seeking unique living spaces. The neighborhood is a hotspot for new developments, featuring an influx of boutique residential buildings, co-working spaces, and high-demand rental properties.

Bushwick's continued transformation—driven by strong rental demand, new businesses, and increasing property values—has positioned it as a premier destination for real estate investment. The seamless transition between Ridgewood and Bushwick allows investors and residents to enjoy the best of both worlds: Ridgewood's historic charm and Bushwick's contemporary energy.



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Exclusively Listed By:



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