

# 56-36

MYRTLE AVENUE

BETWEEN SENECA & CYPRESS AVENUES  
RIDGEWOOD



SPACE IS DIVISIBLE



**SIZE:** *5,600 SF Ground Floor  
+ Basement*

**DIVISION OPTIONS:** *Space A - 2,800 SF Ground Floor | Space B - 2,800 SF Ground Floor*

**FRONTAGE:** *50'*

**CEILING HEIGHT:** *12'*

**POSSESSION:** *TBD*

**TRANSPORTATION:** *Q39*

**HIGHLIGHTS:**

- Prime ground floor retail located on Myrtle Avenue, one of Ridgewood's most heavily trafficked and densely retailed corridors
- Former Baby Blue location with an existing retail buildout in place
- Well-maintained storefront and interior, allowing for a quicker, more cost-efficient occupancy
- Excellent foot traffic driven by surrounding residential density, daily-needs retail, and nearby transit
- Strong street presence with continuous retail frontage and clear visibility
- Situated in a high-density trade area with limited retail vacancy
- Ideal for retail, service, medical, or showroom uses

**NEIGHBORING RETAILERS:**

- Established mix of national and neighborhood retailers along Myrtle Avenue
- Surrounded by necessity-based and lifestyle retail supporting steady daily traffic

## AREA MAP:





INTERIORS:



# 58-45

## 56TH AVENUE

BETWEEN MAURICE & 56TH AVENUES  
MASPETH | QUEENS

FOR MORE INFORMATION,  
PLEASE CONTACT:

**NATHAN ABALLI**

917.915.8763 | [NAballi@ksrny.com](mailto:NAballi@ksrny.com)

**IKEY DOUEK**

347.254.8634 | [IDouek@ksrny.com](mailto:IDouek@ksrny.com)

**OHAD BABO**

646.234.9350 | [OhadB@ksrny.com](mailto:OhadB@ksrny.com)

