



**6332**  
**FOREST AVENUE**  
RIDGEWOOD, NY

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**FOR SALE**

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5,300 SF Building on 8,122 SF Site (R5B Zoned Land)

Rare large parking lot

As of Right 10,964.7 - Total Buildable SF Permitted

Delivered Vacant

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**CBRE**



# EXECUTIVE SUMMARY

ADDRESS	6332 Forest Avenue, Ridgewood NY 11385
CROSS STREET	Menahan Street
BLOCK/LOTS	3373/34 & 22
STORIES	2 plus basement
CONSTRUCTION	Masonry built 1924
BUILDING SIZE (SF)	5300
CEILING HEIGHTS	13' & 10'
# OF ELEVATORS	1 Elevator with 750 lb capacity
HVAC	Central AC + Gas Boiler + 4 Electric Units
ELECTRIC POWER	200 AMP - 3 Phase
CORNER LOT	Yes
PARKING LOT (SF)	4689
TOTAL LAND AREA	8122
TOTAL FRONTAGE	190.51
FRONTAGE ON FOREST AVEUE (SF)	33.76
ON-SITE PARKING LOT	Yes
ZONING	R5B
FAR	1.35
BUILDABLE SQUARE FOOTAGE (BSF)	10,964.70
CURRENT USE	Church - delivered vacant
POTENTIAL USE	Residential, Specialty, School, Community
SUBWAY - M TRAIN	8 minute walk
BUS	1 block
PRICE	Upon request







# SPACE PHOTOS

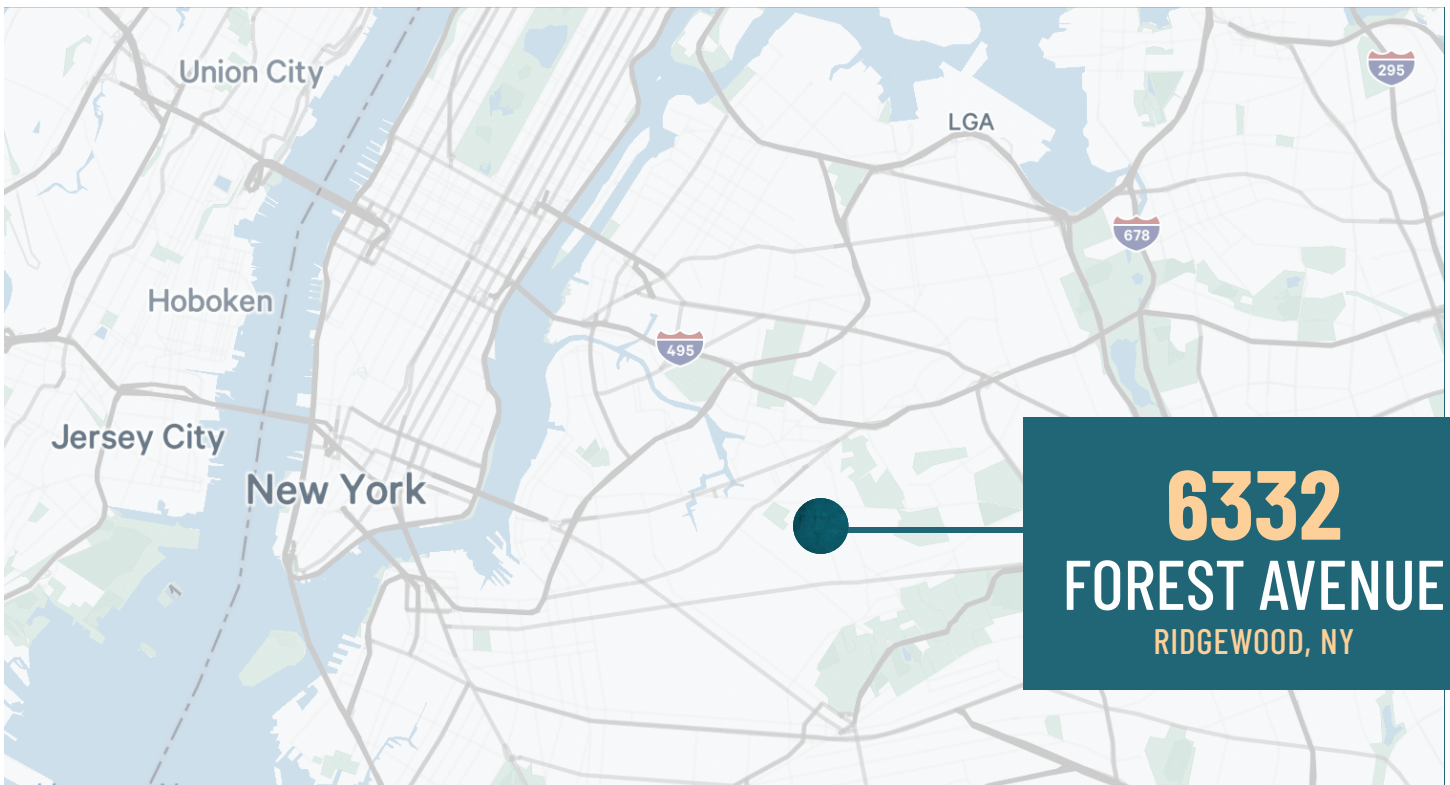




# LOCAL/REGIONAL MAPS



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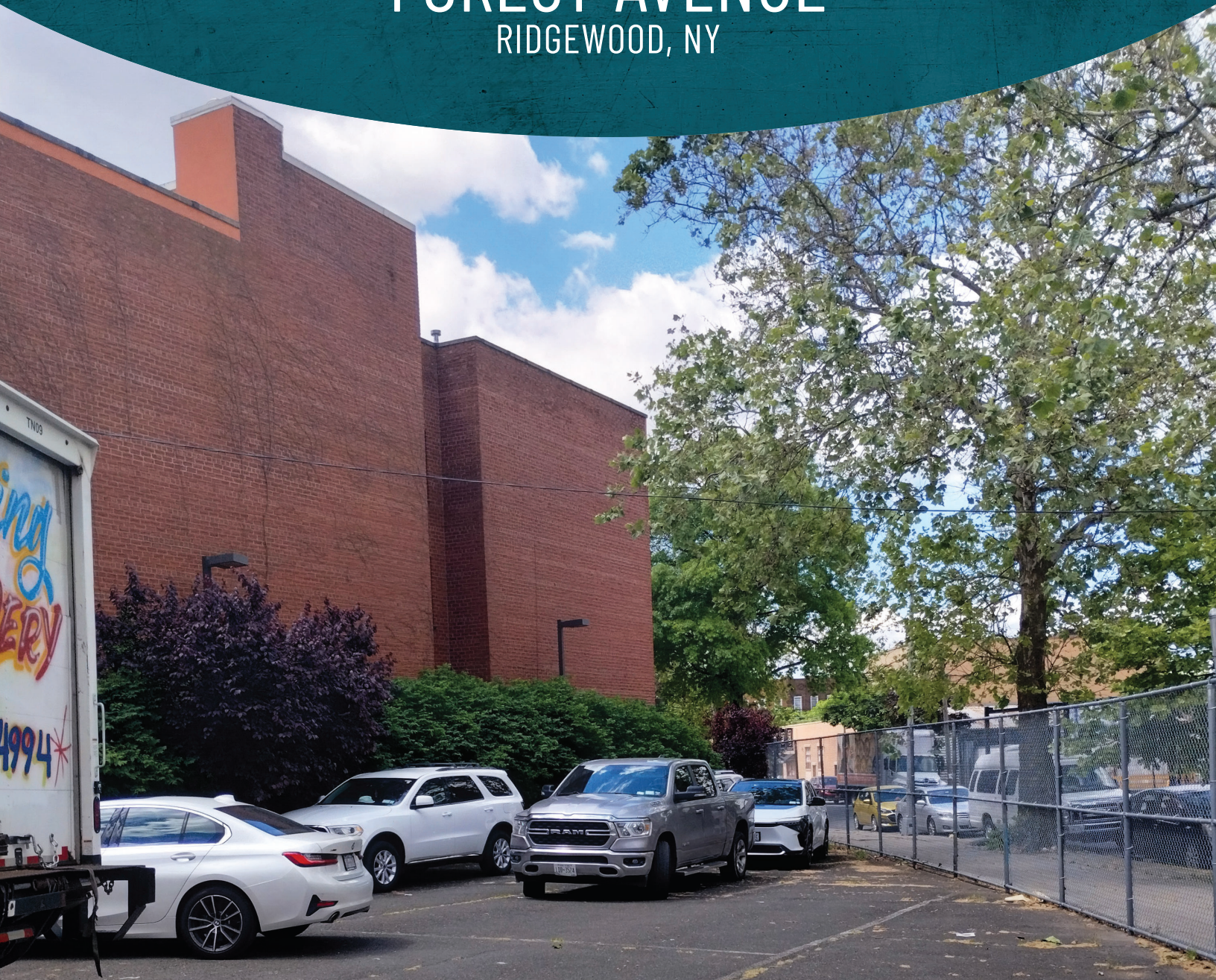
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## FOREST AVENUE

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