

# FOR SALE

7,500 SF Artist Studio  
+ 7,500 SF Garden

16-24 & 16-30 George Street  
(b/t Wyckoff Avenue & Cypress Avenue)  
Ridgewood, Queens



**Description:**

Lot Size: 150' x 100'  
16' Ceiling Height  
Oversized Windows / 3 Skylights  
Two Kitchens  
Split System A/C Units  
RE Taxes: \$60,259.00 p/year

Building Size: 75' x 100'  
Multiple Drive-In Gates  
Polished Concrete Floors  
Radiant Heated Floors  
Heavy Electric Power & Gas  
M1-4 Zoning (FAR 2.0)

***Building and Garden can be Sold Separately***

**Subway:**

Located at the Halsey Street / Wyckoff Avenue  Subway Station

**Asking Price:**

\$7,850,000.00

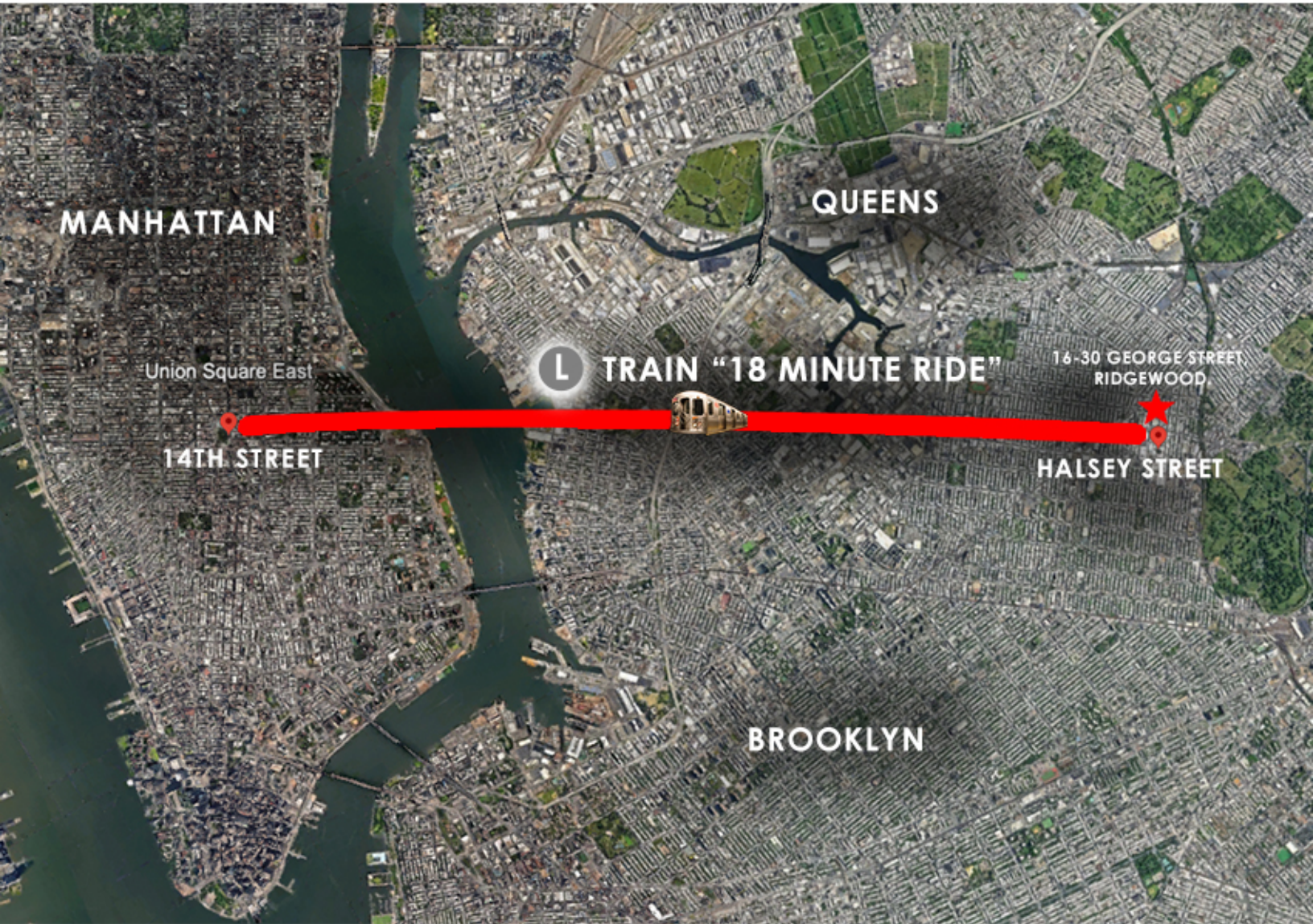
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**16-24 & 16-30 GEORGE STREET, RIDGEWOOD, QUEENS**







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## Certificate of Occupancy

CO Number: **421043828F**

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	1	OG	U		6F	BOILER ROOM
001	001 71	OG	B		6C	PHOTOGRAPHIC PRODUCTION STUDIO AND ACCESSORY OFFICES
TOTAL: PHOTO PRODUCTION STUDIO AND ACCESSORY OFFICES						
END OF SECTION						

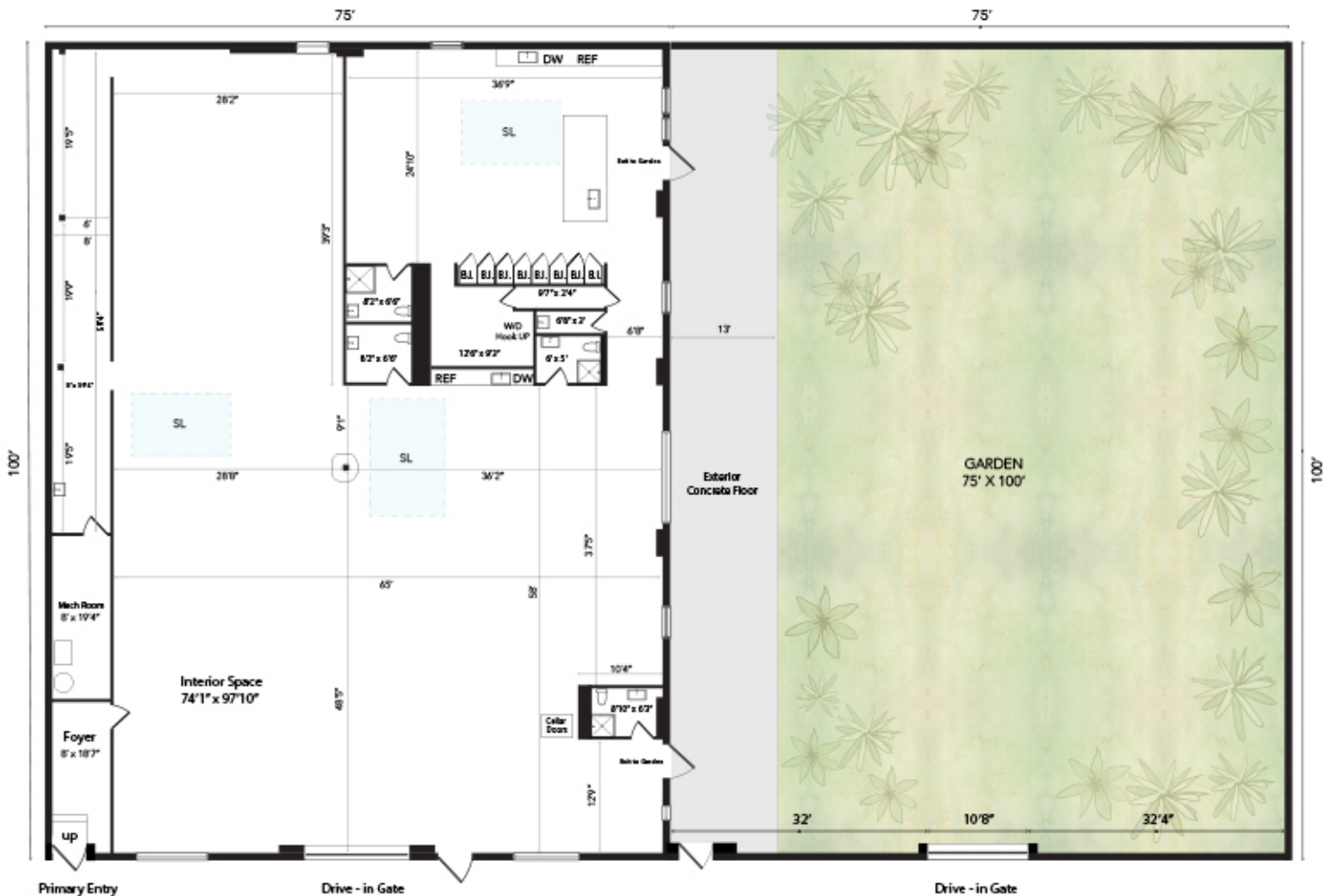


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## 16-24 & 16-30 GEORGE STREET Ridgewood, NY 11385

- Features:  
 7,500 SF Building  
 7,500 SF Garden  
 4 Bathrooms  
 2 Kitchens  
 16 feet Ceiling Height



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