

**PRIME RIDGEWOOD CORNER GARAGE BUILDING • DEVELOPMENT OPPORTUNITY WITH 4,750 BUILDABLE SQUARE FEET**



# 519 FAIRVIEW AVENUE

BETWEEN BLEECKER STREET AND GREENE AVENUE

- Prime Ridgewood location—one of the most sought-after and fast-growing neighborhoods in New York
- Lot size: 25' by 95' (approx 2,375 square feet)
- Building dimensions: 25' by 95'
- Approximately 2,000 square feet
- 10 garages
- Maximum buildable floor area: 4,750 square feet
- 2,755 square feet of unused air rights on existing garage building
- Potential to build up to 7 units with parking
- Condos in the area sell for around \$1,100 per square foot, with a potential gross income of \$5,225,000 (contact us for comparable sales)
- Area rentals average \$62 per square foot annually, offering a projected gross income of \$300,000 per year

## LICENSED SALESPERSON

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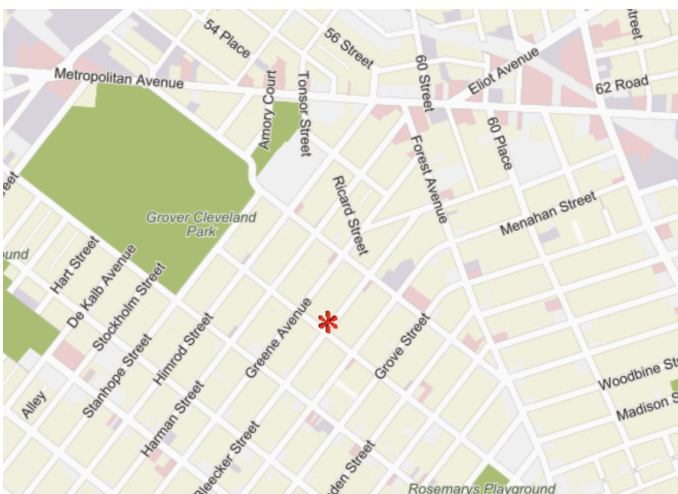
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**\$1,350,000**

|                     |               |
|---------------------|---------------|
| BLOCK/LOT           | 03382-0001    |
| LOT DIMENSION       | 25' X 95"     |
| LOT SF              | 2,375         |
| STORIES             | 1             |
| UNITS               | 10 GARAGES    |
| YEAR BUILT          | 1920          |
| ZONING              | R6B           |
| BUILDING DIMENSIONS | 25' x 95'     |
| BUILDING SF         | 2,000         |
| FAR                 | RES 2 / FAC 2 |



RENDERINGS:

**FAR SUMMARY:**

ZONE: R6B  
 FAR: 2.0 (RESIDENTIAL)  
     2.2 (INCLUSIONARY)  
 SITE AREA: 2,375 sf  
 ZONING AREA: 4,750 sf (RESIDENTIAL)  
               5,225 sf (INCLUSIONARY)

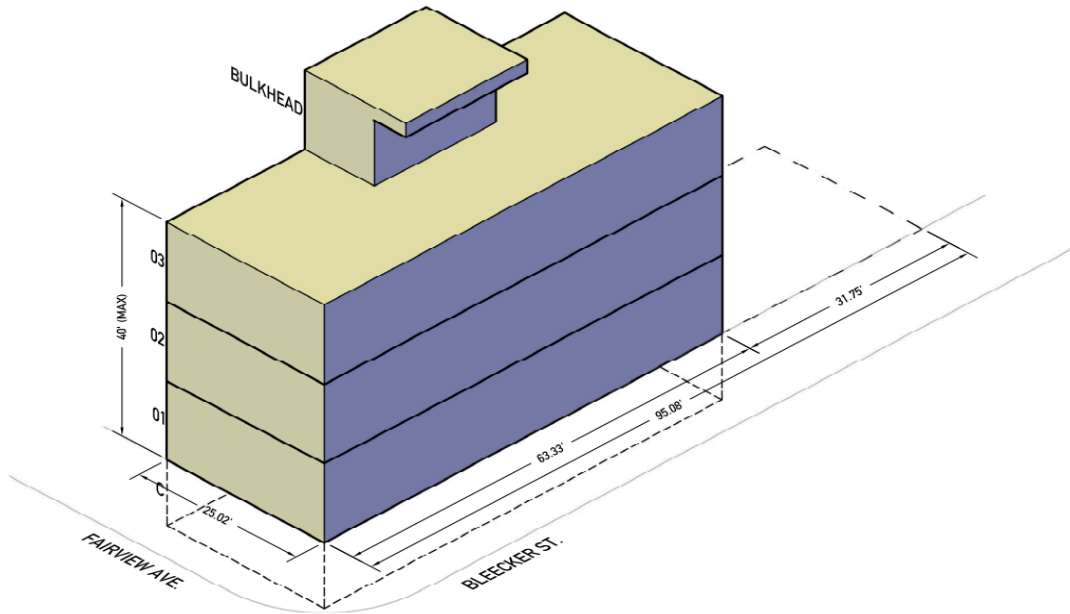
**AREA BREAKDOWN:**

CELLAR (RESIDENTIAL): 1,583.3 sf  
 FLOOR 01 (RESIDENTIAL): 1,583.3 sf  
 FLOOR 02 (RESIDENTIAL): 1,583.3 sf  
 FLOOR 03 (RESIDENTIAL): 1,583.3 sf

TOTAL ZONING AREA: 4,750 sf  
 TOTAL GROSS AREA: 6,333.3 sf

**NOTE:**

The information contained herein has been obtained from sources we believe to be reliable; however, Future Made Architecture, PLLC has not verified any of the information contained herein, nor has Future Made Architecture conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



**01 ISOMETRIC MASSING**  
SCALE: N.T.S.

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PROJECT:  
 519 Fairview Avenue

ISSUE: ..... DATE:  
 ZONING STUDY ..... 09.12.24

DRAWING TITLE:  
**MASSING  
STUDY**

DRAWING NO.:

**Z001.00**

SCALE:  
 N.T.S.

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LAND SURVEY:

