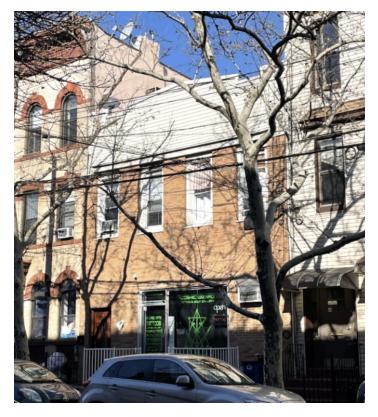
FREE-MARKET, MIXED-USE BUILDING • REDEVELOPMENT OPPORTUNITY IN PRIME RIDGEWOOD



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509 ONDERDONK AVENUE

LOCATED BETWEEN GREENE AVENUE AND BLEECKER STREET

- FREE-MARKET well maintained, mixed-use building located on the Ridgewood/Bushwick border.
- Investment deal with redevelopment potential with approximately 2,150 SF of air rights available.
- Two stories high.
- The building currently features three free-market, 2 bed/1 bath apartments and one retail unit.
- The property is nestled on a quiet street, only
 6 blocks from the M train at Seneca Ave and
 10 blocks from the L train at Dekalb Ave.
- The building is 2,849 SF and measures 25' x 55.'
- The property sits on a 2,500 SF lot measuring 25' x 100.'
- DELIVERED VACANT

\$ 1,700,000

| BLOCK/LOT | 03405-0005 |
|---------------------|---------------|
| LOT DIMENSION | 25' X 1007' |
| LOT SF | 2,500 |
| STORIES | 2 |
| UNITS | 4 |
| YEAR BUILT | 1920 |
| ZONING | R6B |
| BUILDING DIMENSIONS | 25' x 55' |
| BUILDING SF | 2,849 |
| FAR | RES 2 / FAC 2 |

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