

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



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**

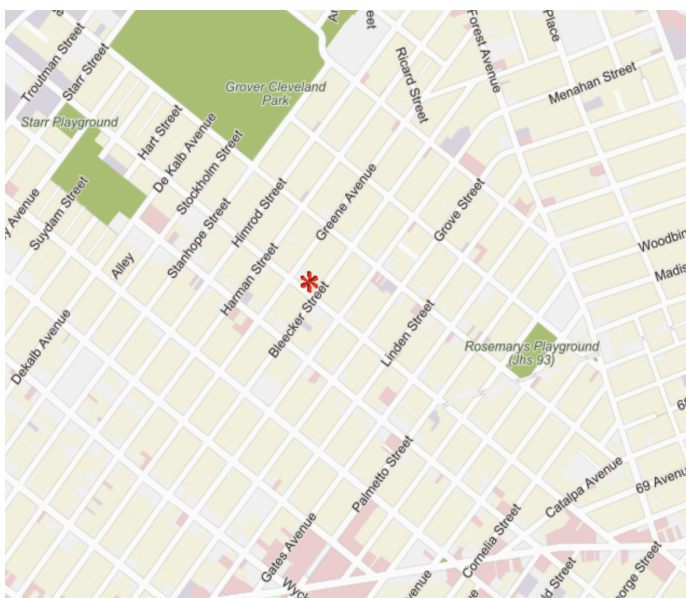
LICENSED BROKER & PRINCIPAL

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\$ 1,700,000



BLOCK/LOT	03405-0005
LOT DIMENSION	25' X 100'
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