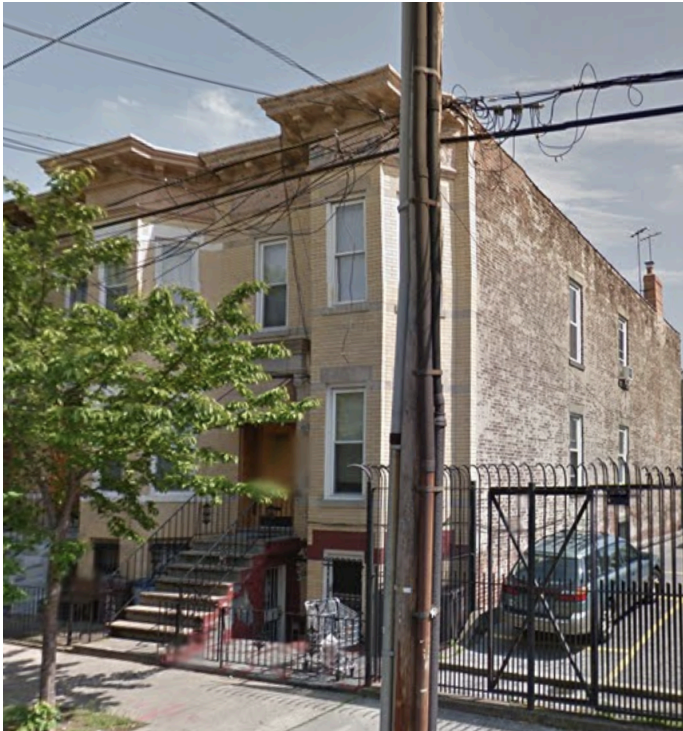


**TWO-FAMILY BUILDING IN PRIME RIDGEWOOD • SEMI DETACHED BRICK CONSTRUCTION**



# 5922 70TH AVENUE

LOCATED BETWEEN 60TH STREET AND FOREST AVENUE

- This **two-family**, three-story home is located in Ridgewood, 6 minutes away from the M train at Forest Ave, steps away from multiple bus lines.
- The building measures 20' x 55', and a total of **3,091 square feet**.
- The property sits on a lot measuring 20' x 100' and **2,017 square feet**.
- First floor is a two bedroom railroad apartment.
- Second floor is a three bedroom apartment.
- The building has a **spacious basement** with 8 foot ceilings.
- The building is situated on a street that has been officially designated as a historic landmark.
- Located steps away from the bustling Myrtle Avenue, walking distance to many shops, schools and restaurants.
- The **semi detached** building features **south facing windows**, allowing for excellent exposure to natural daylight.

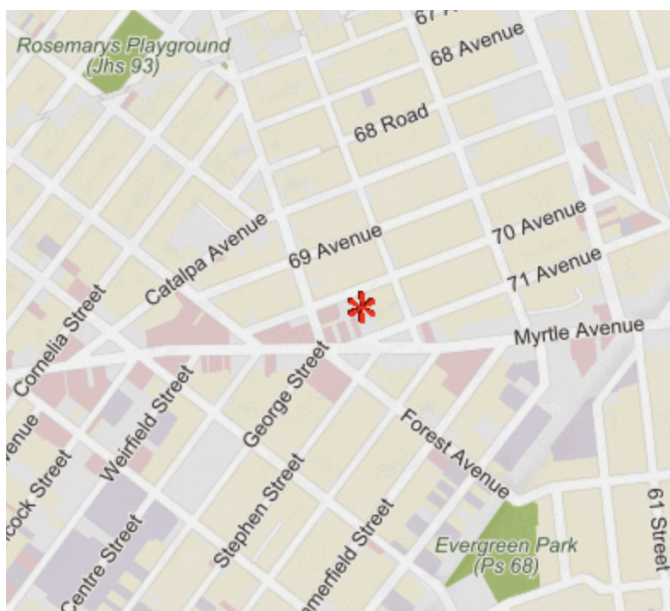
**LICENSED BROKER & PRINCIPAL**

**DANIEL BARCELOWSKY**

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**\$1,150,000**



BLOCK/LOT	03508-0014
LOT DIMENSION	20' X 100'
LOT SF	2,017
STORIES	3
UNITS	2
YEAR BUILT	1901
ZONING	R5B
BUILDING DIMENSIONS	20' x 55'
BUILDING SF	3,091
FAR	RES - 1.35 / FAC - 2

