

**DELIVERED VACANT • THREE BUILDINGS ON LOT • REDEVELOPMENT OPPORTUNITY • 6,750 BUILDABLE SF**



# 1870 HARMAN STREET

BETWEEN WOODWARD AVENUE AND ONDERDONK AVENUE

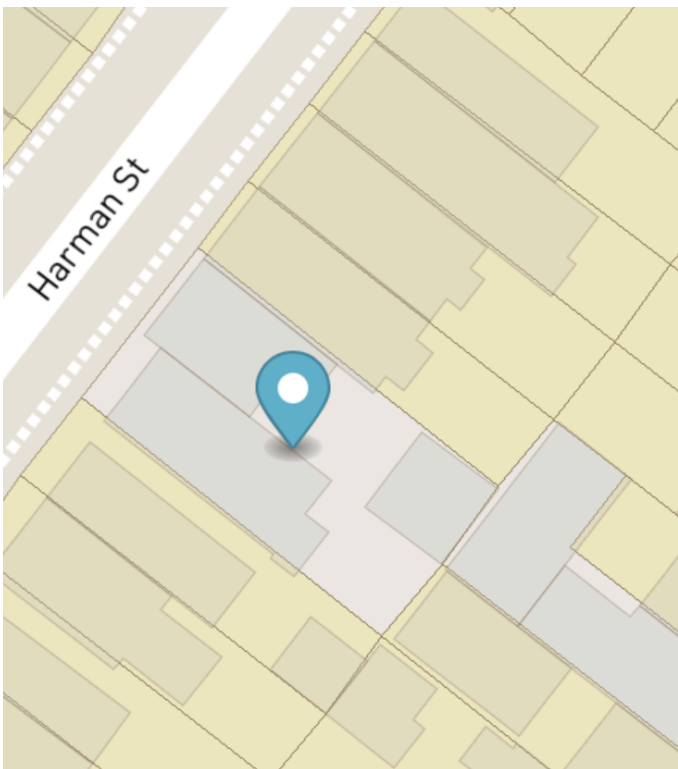
- **Delivered vacant**
- **3 buildings on lot:**
  - **Three-family Residential Building:** 3,735 sq ft (approx)
  - **Commercial Building** with a workshop, **plus garage:** 700 sq ft (approx)
  - **Office:** 1,200 sq ft (approx)
- Lot size: **5,000 sq ft** (50ft x 100ft)
- **Unused air rights:** 3,000 sq ft
- Located in **Ridgewood**, a highly desirable neighborhood
- Well-maintained building with **historical features** (not landmarked)
- Excellent owner/user opportunity
- Prime development and redevelopment potential
- **Semi-attached** building
- **Zoned R5B:** development at a higher density allowed.
- **6,750 buildable square feet.**

## LICENSED BROKER & PRINCIPAL

**DANIEL BARCELOWSKY**

PHONE: 646.373.7944

E-MAIL: [DANIEL@EVRGREALTY.COM](mailto:DANIEL@EVRGREALTY.COM)



**\$2,400,000**

BLOCK/LOT	03404-0025
LOT DIMENSION	50' X100"
LOT SF	5,000
STORIES	2
UNITS	3 RES + 1 COMMS
YEAR BUILT	1920
ZONING	R5B
BUILDING DIMENSIONS	25' x 59'
BUILDING SF	5,635
FAR	RES 1.35 / FAC 2

