



KALMON DOLGIN AFFILIATES INC.



21-01 MENAHAN STREET RIDGEWOOD, NY 11385

EXCLUSIVELY FOR SALE:

21,500 SF BUILDING + 9,650 SF PAVED LAND

29,500 SF PLOT SIZE

BLOCK 3372 LOTS 1, 68, 71



COMMERCIAL FEATURES

- 21,500 SF BUILDING
- 9,650 SF PARKING
- 14' CEILING HEIGHT
- EXECUTIVE OFFICE
- RETAIL STORE
- LARGE HIGH PRESSURE GAS
- HEAVY ELECTRIC
- C OF O - USE GROUP 16
- 200 FOOT TRUCK LOADING ZONE
- WYCKOFF  & FOREST  TRAINS
- FUTURE DEVELOPMENT POTENTIAL
- BAKERY EQUIPMENT & BUSINESS ALSO FOR SALE

DEVELOPMENT FEATURES

- 29,500 SF PLOT
- R6B & R5 B ZONE
- 49,000 SF BUILDABLE RESIDENTIAL AS OF RIGHT
- UP TO 74 UNITS CAN BE BUILT
- CLOSE TO WYCKOFF  TRAIN
- CLOSE TO FOREST  TRAIN
- CORNER LOCATION
- 375 FOOT STREET FRONTAGE

**FOR MORE INFORMATION
PLEASE CONTACT EXCLUSIVE AGENT:**

**FRED RUFRANO
347-390-1127 (DIRECT)
718-757-2715 (MOBILE)
FRED@KALMONDOLGIN.COM**



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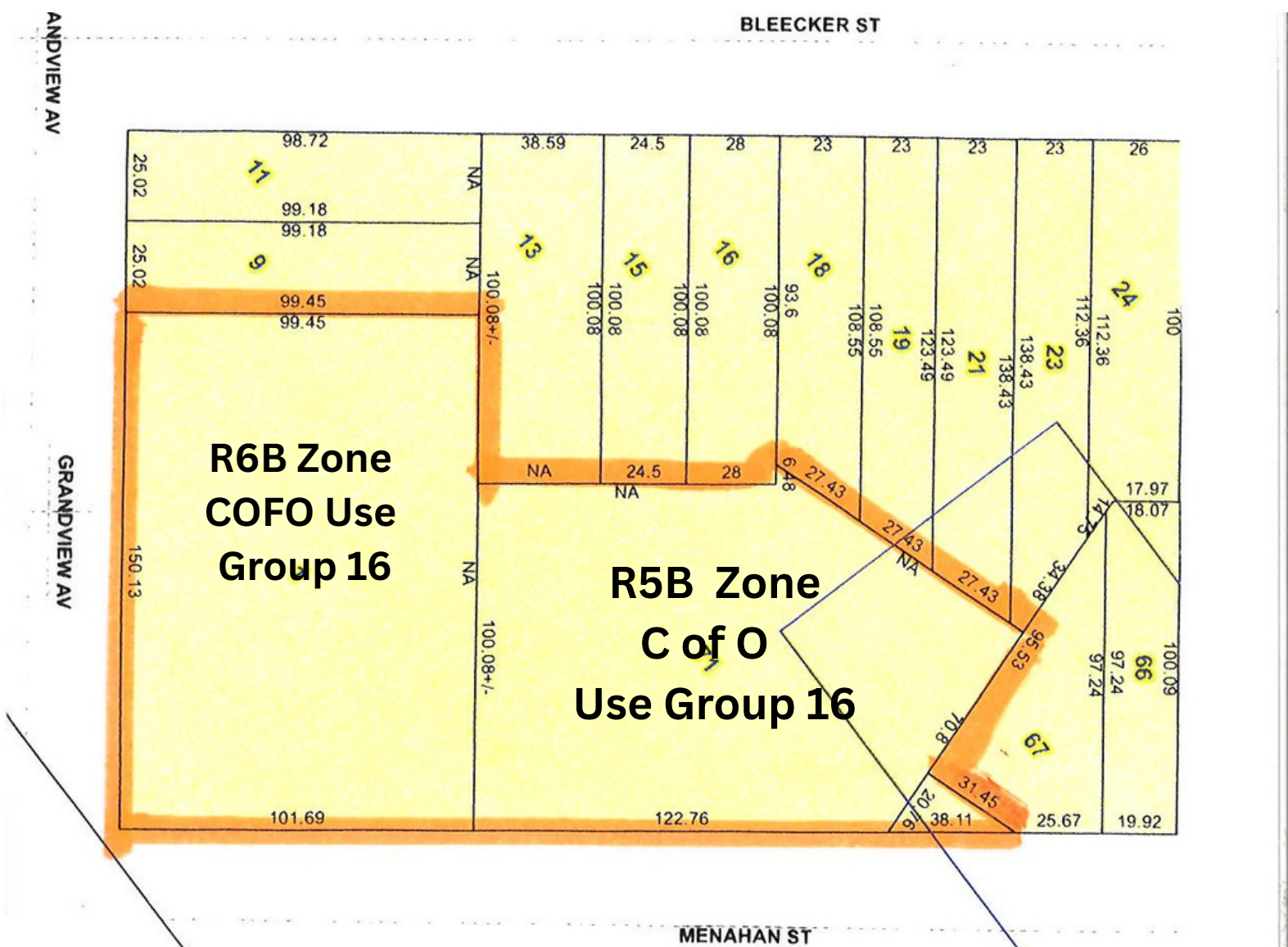
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