

TRI STATE COMMERCIAL®

FOR SALE

4,400 SF CORNER MIXED-USE BUILDING
TURNKEY WITH PARKING IN RIDGEWOOD

67-02 60th Street

Ridgewood, NY 11385

Corner of 60th Street & 67th Avenue



\$2,150,000
OFFERED AT

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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

67-02 60th Street presents a compelling investment opportunity in Ridgewood, Queens. This fully occupied, three-story mixed-use property features one commercial unit and two residential units, offering a balanced income profile in a well-established neighborhood. The property sits on a 20 x 90-foot lot, with a 20 x 90-foot ground floor and 20 x 65-foot upper floors. Additional features include ADA-compliant access, three private parking spaces, and a prominent signage opportunity. With 100% occupancy and flexible mixed-use potential, this asset is well suited for investors seeking stable cash flow and long-term value in Ridgewood.

LOCATION OVERVIEW

Ideally positioned along 60th Street in Ridgewood, 67-02 60th Street offers convenient access to public transportation and the neighborhood's established residential and commercial corridors. The property is located directly in front of the Q58, B13, and B20 bus lines, providing seamless connections throughout Ridgewood and surrounding Queens neighborhoods. With strong transit accessibility and easy connectivity to nearby subway stations, the location offers a practical advantage for both residents and commercial tenants. Surrounded by a vibrant mix of local businesses, residential properties, and everyday amenities, the property benefits from the steady activity and accessibility that make Ridgewood an attractive location for long-term inv

Address	67-02 60th Street, Ridgewood, NY 11385
Location	Corner of 60th Street & 67th Avenue
Block / Lot	3503 / 31
Zoning	R5B
Lot Dimensions	20 FT x 90 FT
Lot Size	1,800 SF
Building Size	4,400 SF
Building Class	S2
Floors	3
Delivered	As is
Private Parking	3
(Upper Floors) Building Dimensions	20 FT x 65 FT
(Ground Floor) Building Dimensions	20 FT x 90 FT
Tax Class	1
Taxes (26/27)	\$55,872



\$2,150,000

Offered At

4,400 SF

Building Size

2

Residential Units

1

Commercial Units

100%

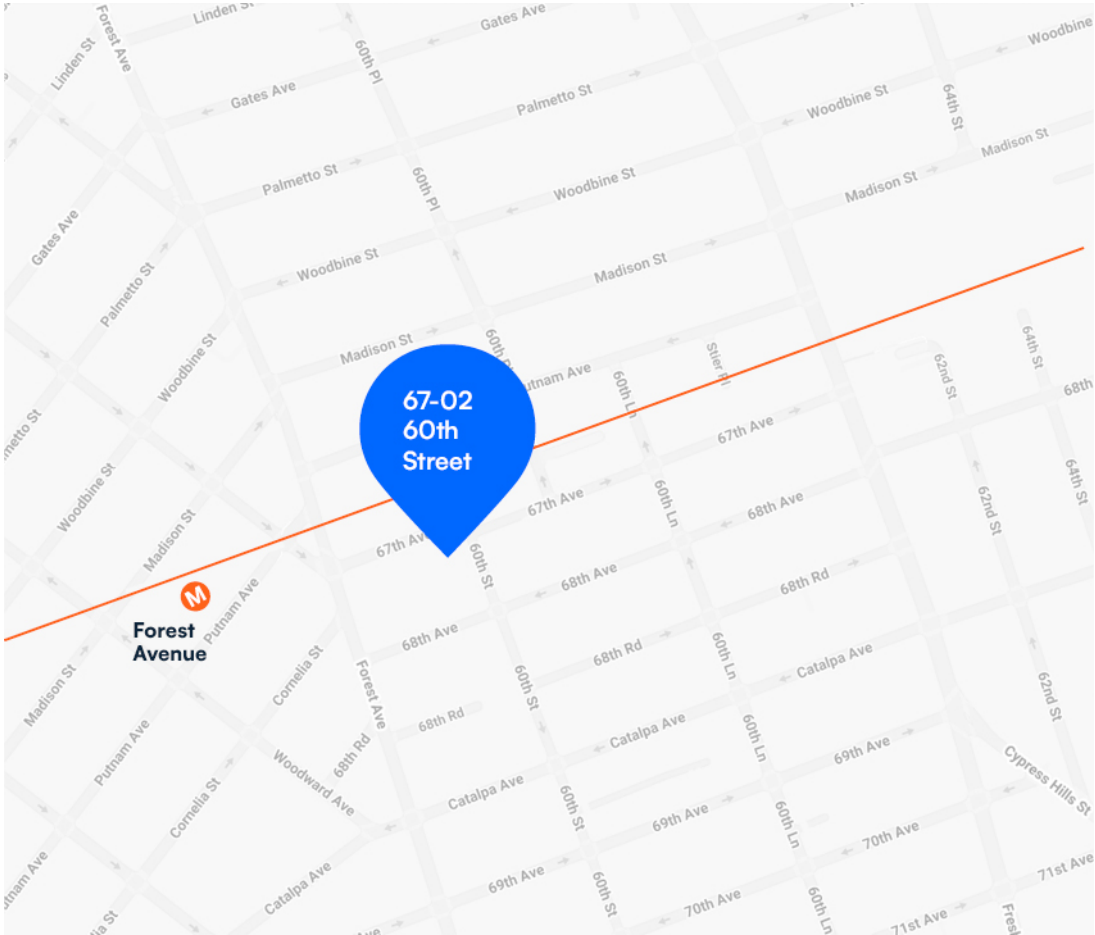
Occupancy

TRANSPORTATION AND TAX MAP

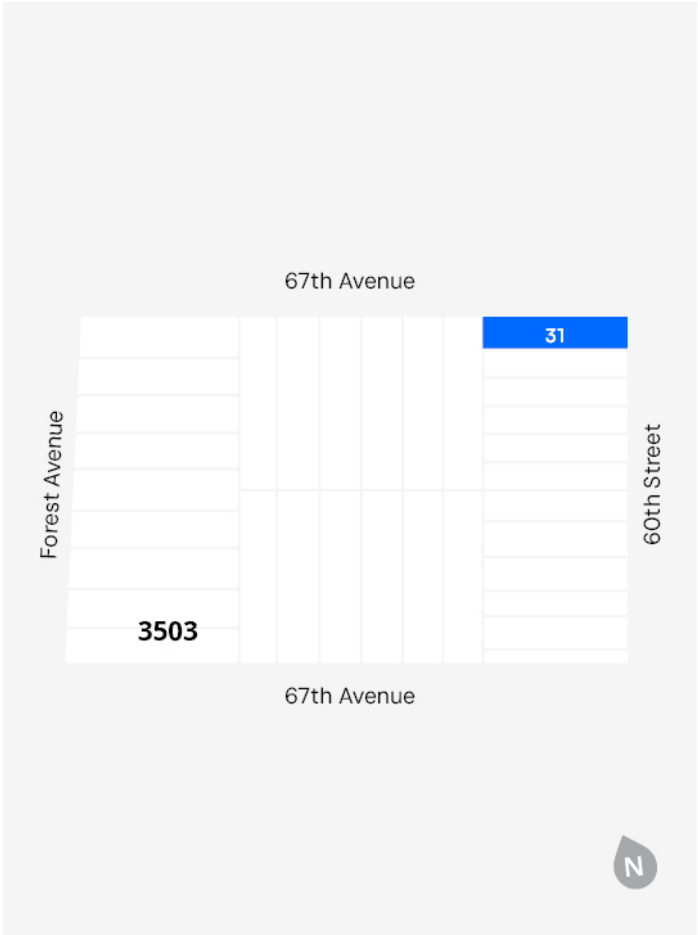
NEAREST TRANSIT

 Train at Forest Avenue

      Bus Lines



TAX MAP



PROPERTY PHOTOS



Ground Floor Retail Store



Ground Floor Retail Store



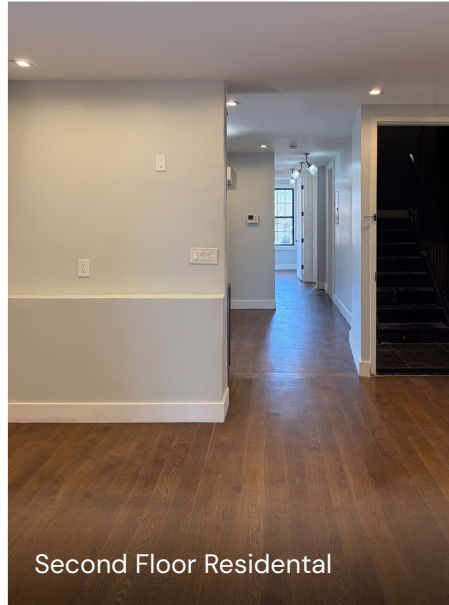
Stairs



Second Floor Residential



Second Floor Residential



Second Floor Residential



Second Floor Bathroom



Basement Water Heaters

INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN

UNIT #	SF	LEASE TERM		ACTUAL BASE RENT		
		FROM DATE	TO DATE	PER MONTH	PER YEAR	PER SF
Commercial	1,800	2/1/2023	8/31/2032	\$2,732	\$32,782	\$18
Residential - Unit 2	1,300	7/1/2026	6/30/2027	\$5,500	\$66,000	\$51
Residential - Unit 3	1,300	3/26/2024	9/30/2026	\$4,700	\$56,400	\$43
TOTALS	4,400			\$12,932	\$155,182	\$35

ACTUAL REVENUES

Actual Base Rent	\$155,182
TOTAL REVENUES	\$155,182

OPERATING EXPENSES

EXPENSES	MONTHLY	YEARLY
Management Fee	\$600	\$7,200
Water	\$144	\$1,734
Electricity	\$193	\$2,314
Insurance	\$392	\$4,700
Tax	\$924	\$11,087
TOTAL EXPENSES	\$2,253	\$27,035

\$2,150,000

Offered At

\$128,147

Actual NOI

5.96%

Actual CAP Rate



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

RIDGEWOOD

Ridgewood is one of Queens' most sought-after neighborhoods, known for its historic row houses, thriving arts scene, and laid-back yet lively atmosphere. The area blends old-world charm with a growing wave of trendy bars, cafes, and restaurants, all set along tree-lined streets dotted with pre-war architecture. Excellent transit connectivity via the Forest Avenue and Fresh Pond Road M train stations offers easy access to Manhattan and Brooklyn. The neighborhood is popular among young professionals, artists, and families drawn to its affordability, tight-knit community feel, and small-town character within the city.

POINTS OF INTEREST

- Vander Ende-Onderdonk House
- Rosemary's Playground
- Ridgewood Reservoir
- Onderdonk Park
- Myrtle Avenue shopping strip

DEMOGRAPHICS

Within a one-mile radius of the property

46,390

Total Households

126,836

People

\$107,300

Avg Household Income

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4,400 SF

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