

TRI STATE COMMERCIAL®

**FOR SALE**

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

**67-02 60th Street**

Ridgewood, NY 11385

Corner of 60th Street & 67th Avenue



**\$2,150,000**  
OFFERED AT

SHLOMI BAGDADI  
212.433.3355 x101  
sb@tristatecr.com

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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,<br>Ridgewood, NY 11385 |
| Location                              | Corner of 60th Street &<br>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<br>Dimensions | 20 FT x 65 FT                             |
| (Ground Floor) Building<br>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%**

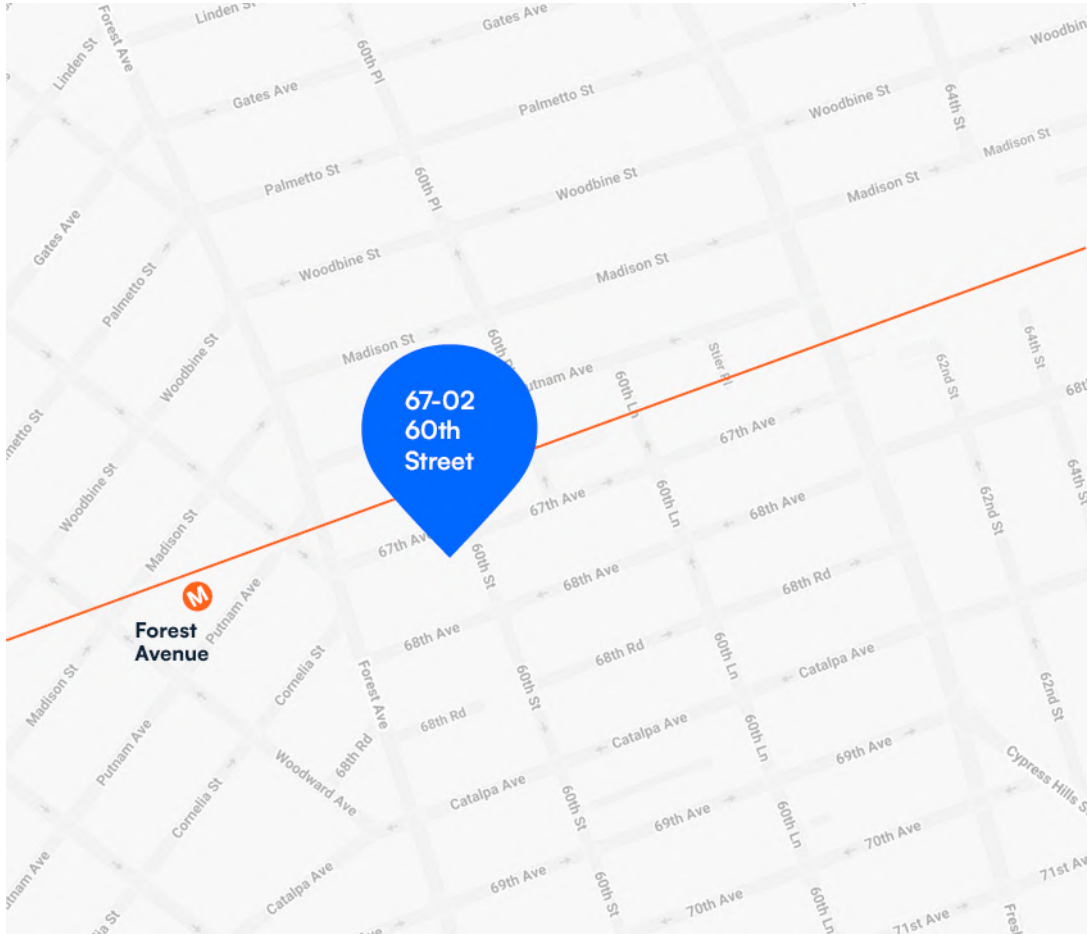
Occupancy

## TRANSPORTATION AND TAX MAP

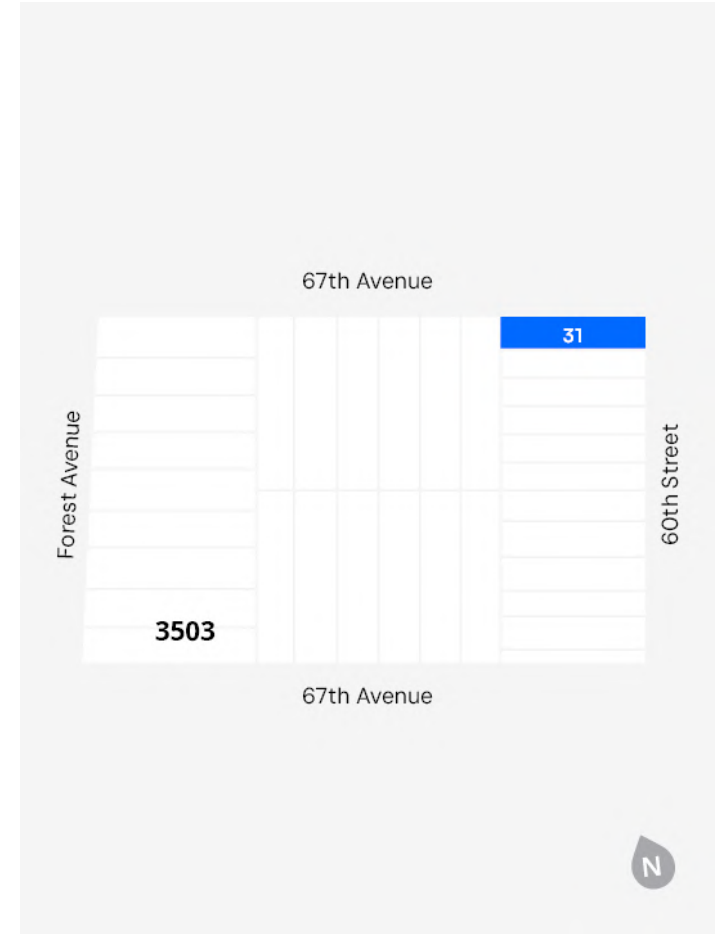
### NEAREST TRANSIT

 Train at Forest Avenue

      Bus Lines



### TAX MAP



## PROPERTY PHOTOS



Ground Floor Retail Store



Ground Floor Retail Store



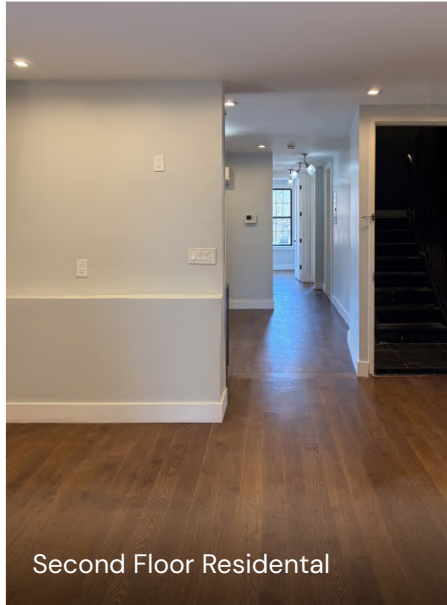
Stairs



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        |
| <b>TOTALS</b>        | <b>4,400</b> |            |           | <b>\$12,932</b>  | <b>\$155,182</b> | <b>\$35</b> |

### ACTUAL REVENUES

|                       |                  |
|-----------------------|------------------|
| Actual Base Rent      | \$155,182        |
| <b>TOTAL REVENUES</b> | <b>\$155,182</b> |

### 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        |
| <b>TOTAL EXPENSES</b> | <b>\$2,253</b> | <b>\$27,035</b> |

**\$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

67-02 60TH STREET, RIDGEWOOD, NY 11385

**4,400 SF**

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