

FOR SALE

16-63 CODY AVE

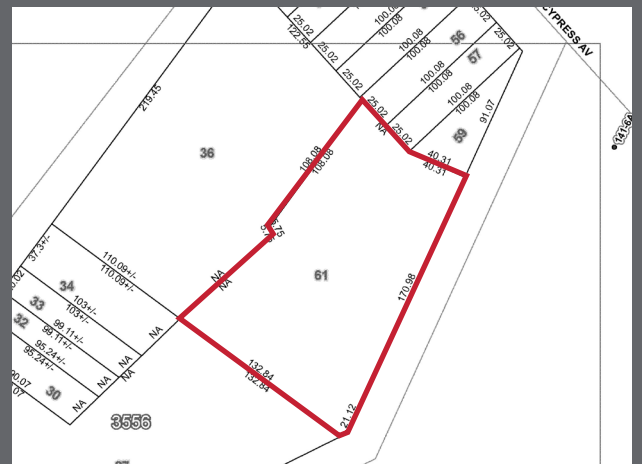
RIDGEWOOD, NEW YORK 11385



INDUSTRIAL BUILDING WITH ADJACENT LOT

Between Cypress and Wyckoff Avenues

PRICE: \$6,650,000
BLOCK/LOT: 3556/61
ZONING: M1-4D
ASSESSMENT (21/22): \$461,520
RE TAXES (21/22): \$18,000
IDA Pilot Abatement



Contact Exclusive Agents:
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INDUSTRIAL BUILDING AND ADJACENT LOT FOR SALE

16-63 CODY AVE

CURRENT CONFIGURATION

TOTAL BUILDING SIZE:
14,250 SF

Building: 13,050 SF
Dwelling Extension: 1,200 SF

TOTAL LOT SIZE:
19,898 SF Irregular

FAR/RESIDENTIAL FAR: 2.0/1.65

BUILDABLE SF: 39,796

RESIDENTIAL BUILDABLE SF:
32,832

COMMUNITY FACILITY FAR:
6.5

LOADING:
4 drive-ins

CLEAR CEILING HEIGHT:
12'8" Feet

MISC:
New backflow system, radiant heat,
600 amps of power, HVAC, gas
heat, paved, fenced lot

TRANSPORTATION:
Near L subway line at Wyckoff
Avenue, East New York Station
Commuter Rail Expressway
and buses

NEIGHBORHOOD:
Convenient to local restaurants,
shopping and services

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Quick access to
Jackie Robinson Pkwy



Easy access
to B20



2.1 Miles
to LIRR

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