

FORECLOSURE SALE

10-71 CYPRESS AVE. RIDGEWOOD, QUEENS, NY



10-71 CYPRESS AVE
RIDGEWOOD, QUEENS



33,488 SF MIXED-USE BUILDING

39 Residential Units | 5 Retail Spaces

Prime Ridgewood, Queens, NY



NORTHGATE
REAL ESTATE GROUP




10-71 CYPRESS AVE
RIDGEWOOD, QUEENS

INVESTMENT SALES TEAM

GREG CORBIN

President

Direct: 212.419.8101

Cell: 917.406.0406

greg@northgatereg.com

CHAYA MILWORN

Managing Director

Direct: 212.419.8103

Cell: 917.804.7458

chaya@northgatereg.com

FELIX ADES

Senior Director

Direct: 212.419.8104

Cell: 732.996.1635

felix@northgatereg.com

SHAUN ROSE

Senior Director

Direct: 212.419.8105

Cell: 917.523.7656

shaun@northgatereg.com

MICKY SALZMAN

VP, Business Development

Direct: 212.419.8106

Cell: 212.603.9549

micky@northgatereg.com

TOM ROSINSKI

Marketing Director

Direct: 212.419.8109

tom@northgatereg.com

CHARLES COHEN

Associate

Cell: 732.768.7096

charles@northgatereg.com

Northgate Real Estate Group

212.419.8855

433 5TH Avenue, 4TH Fl.

New York, NY 10016

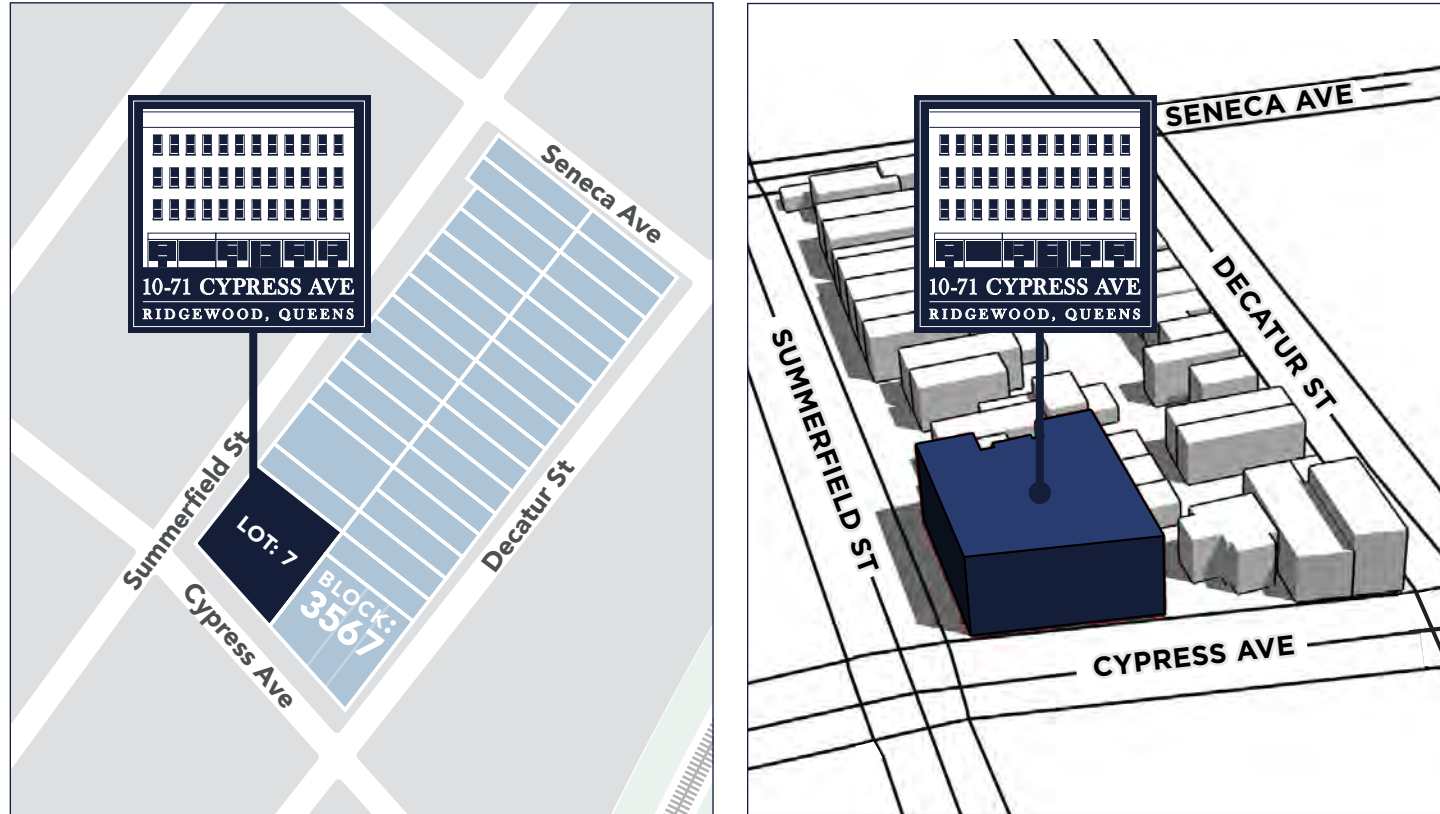


PROPERTY OVERVIEW	6
PROPERTY PHOTOS	10
FLOOR PLANS	26
AREA OVERVIEW	30
CONTACT	38

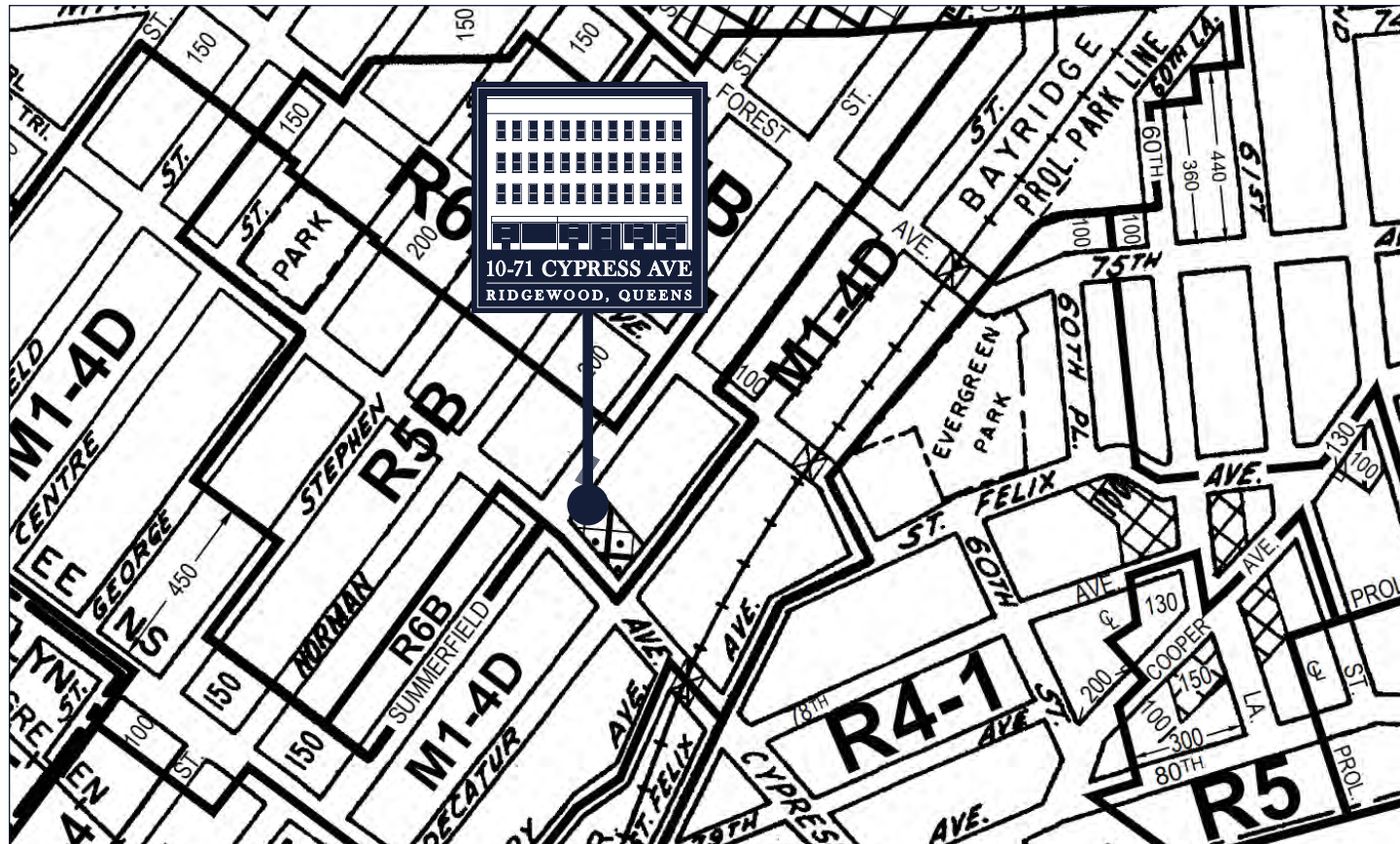


PROPERTY OVERVIEW

TAX MAP



ZONING MAP



PROPERTY SNAPSHOT

- Prime mixed use corner building in desirable Ridgewood submarket
- 33,488 SF
- 44 Units: 39 Residential, 5 Retail
- 21 of the residential units have been gut renovated
- Shopping, dining and neighborhood retail includes local mom and pop as well as national retailers like GNC, Rite Aid, Bank of America, Taco Bell and Dunkin Donuts.
- 4 blocks to the L train / Halsey Street subway station

Address	10-71 Cypress Avenue, Queens, NY
Neighborhood	Ridgewood
Block	3567
Lot	7
Zoning	R5B / C2-4
Lot Area	10,526 sq ft
Lot Dimensions	100.71 ft x 109 ft
Building Dimensions	91' x 92'
Year Built	1930
Building Class	Walk-up Apartments - Over Six Families With Stores (C7)
Number of Buildings	1
Number of Floors	4
Gross Floor Area	33,488 sq ft
Residential Units	39
Commercial Units	5
Frontage	100.71 ft (on Cypress Avenue)
FAR	1.35
Buildable Area	14,210 SF



PROPERTY PHOTOS



MYRTLE POINT (UNDER CONSTRUCTION)

133 apartments and 130,000 SF of retail space anchored by Target and Burlington



42-unit luxury rental building



Myrtle - Wyckoff Ave Station



P.S. 239Q



P75Q THE ROBERT E. PEARY SCHOOL

JOSEPH F. QUINN INTERMEDIATE SCHOOL 77



1661 SUMMERFIELD ST
28-unit condominium completed in 2021



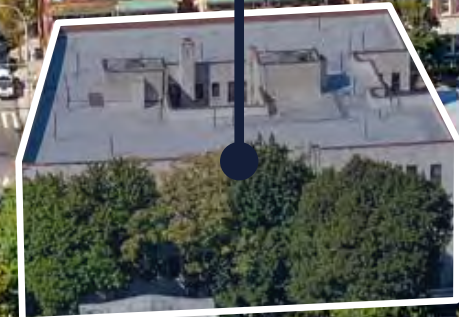
10-71 CYPRESS AVE
RIDGEWOOD, QUEENS



CYPRESS AVE

SENECA AVE

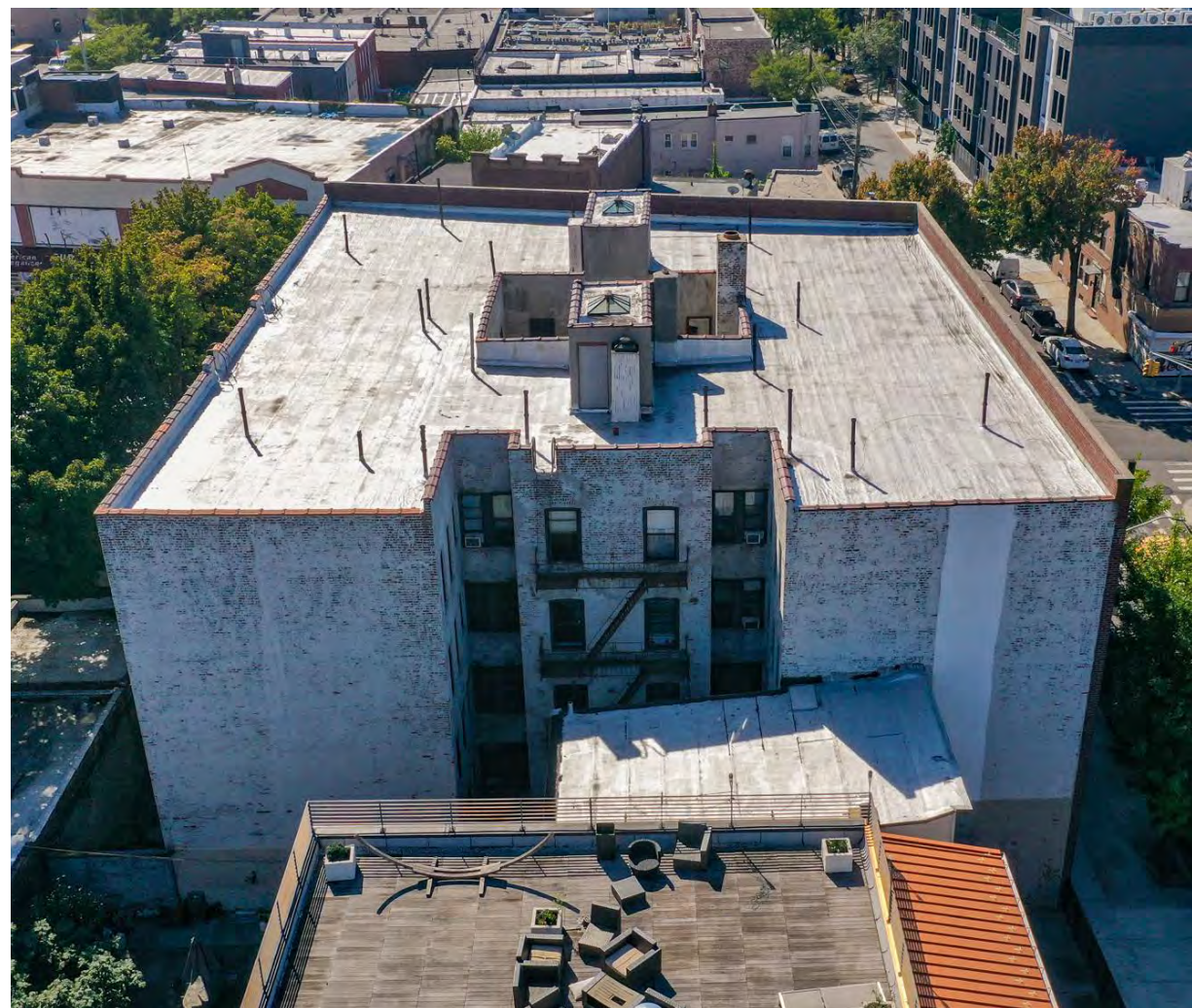
RIGOBERTO BARBER SHOP



American Elegance
MAKE YOUR HOUSE A HOME AT AMERICA ELEGANCE



CYPRESS FOOD MARKET





1A





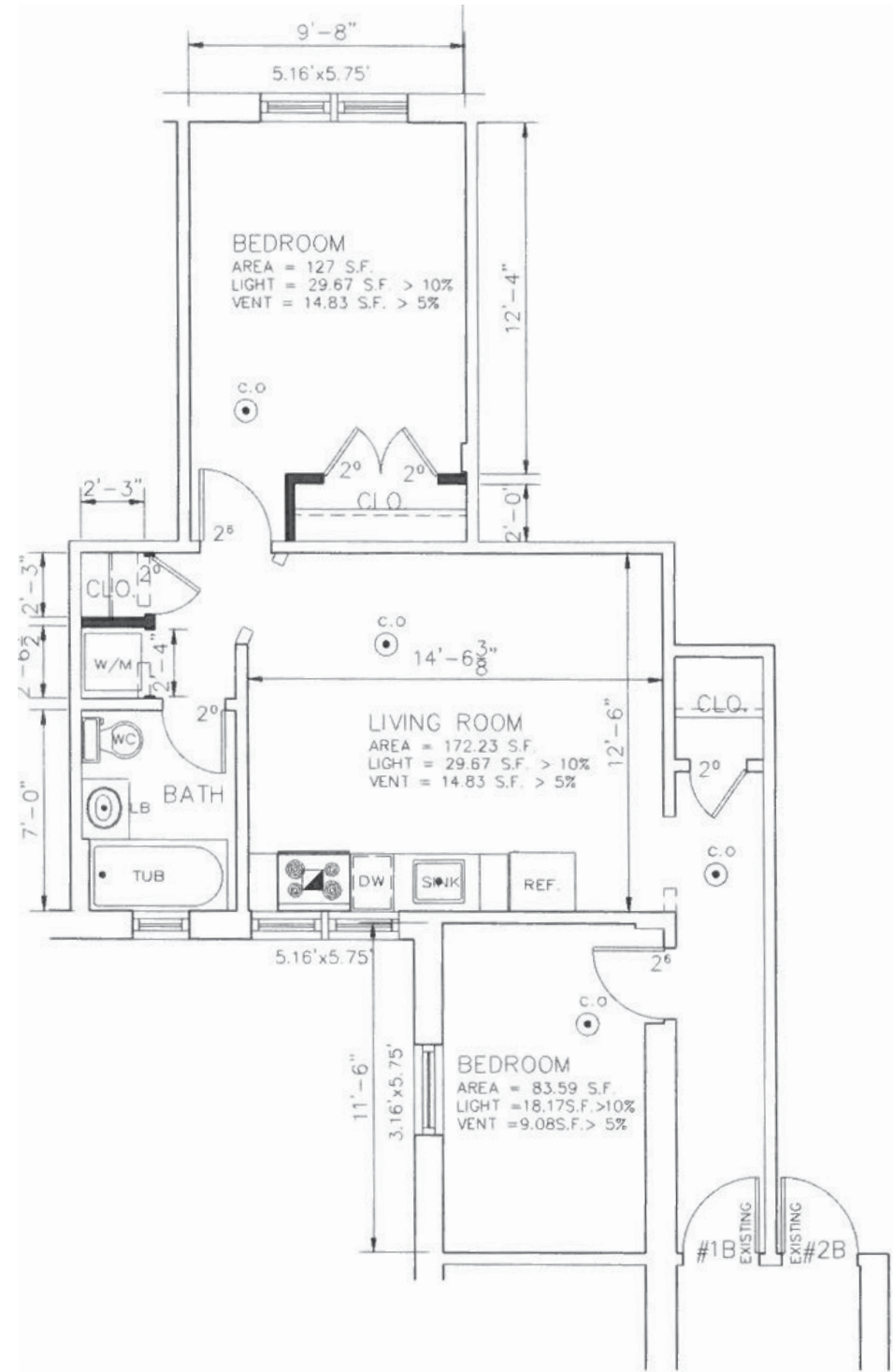




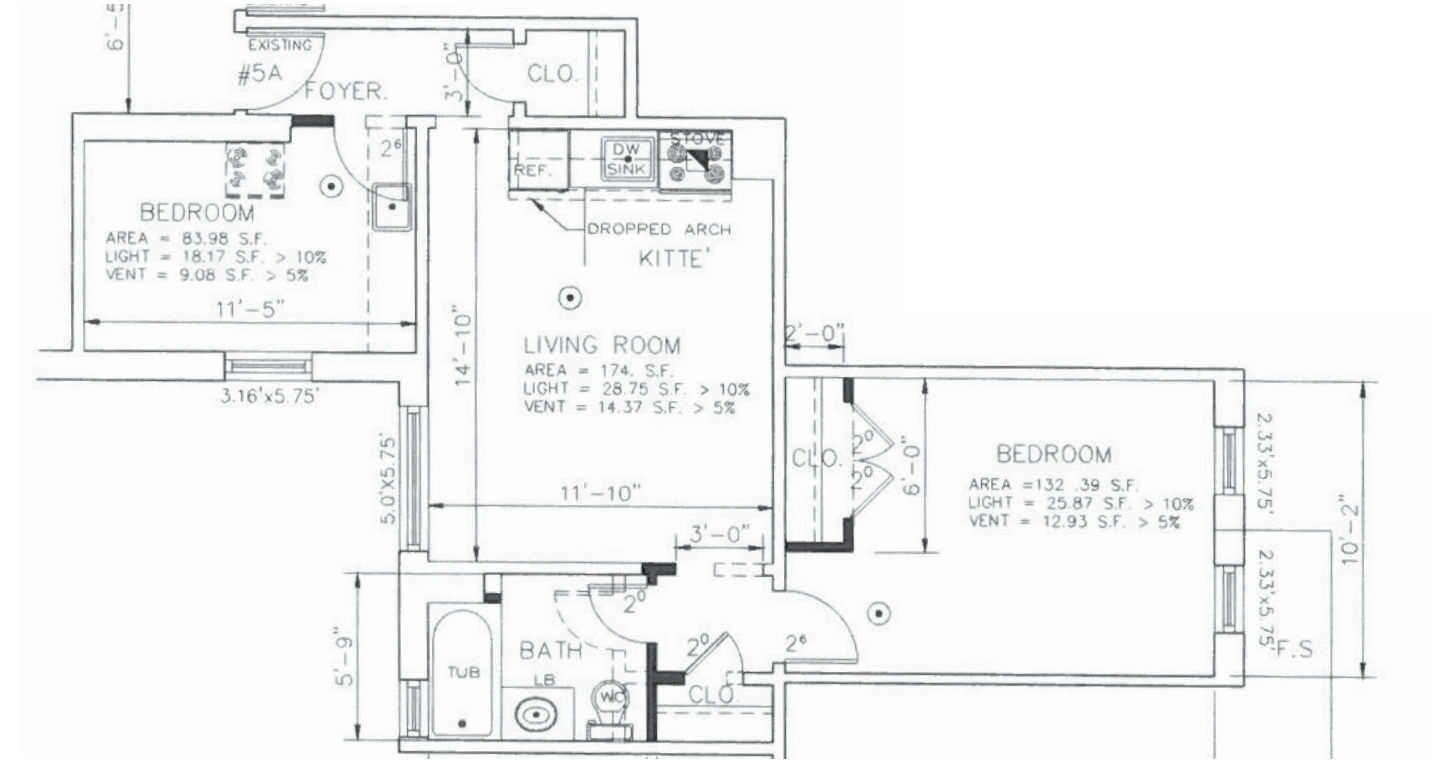
FLOOR PLANS

SAMPLE FLOOR PLANS

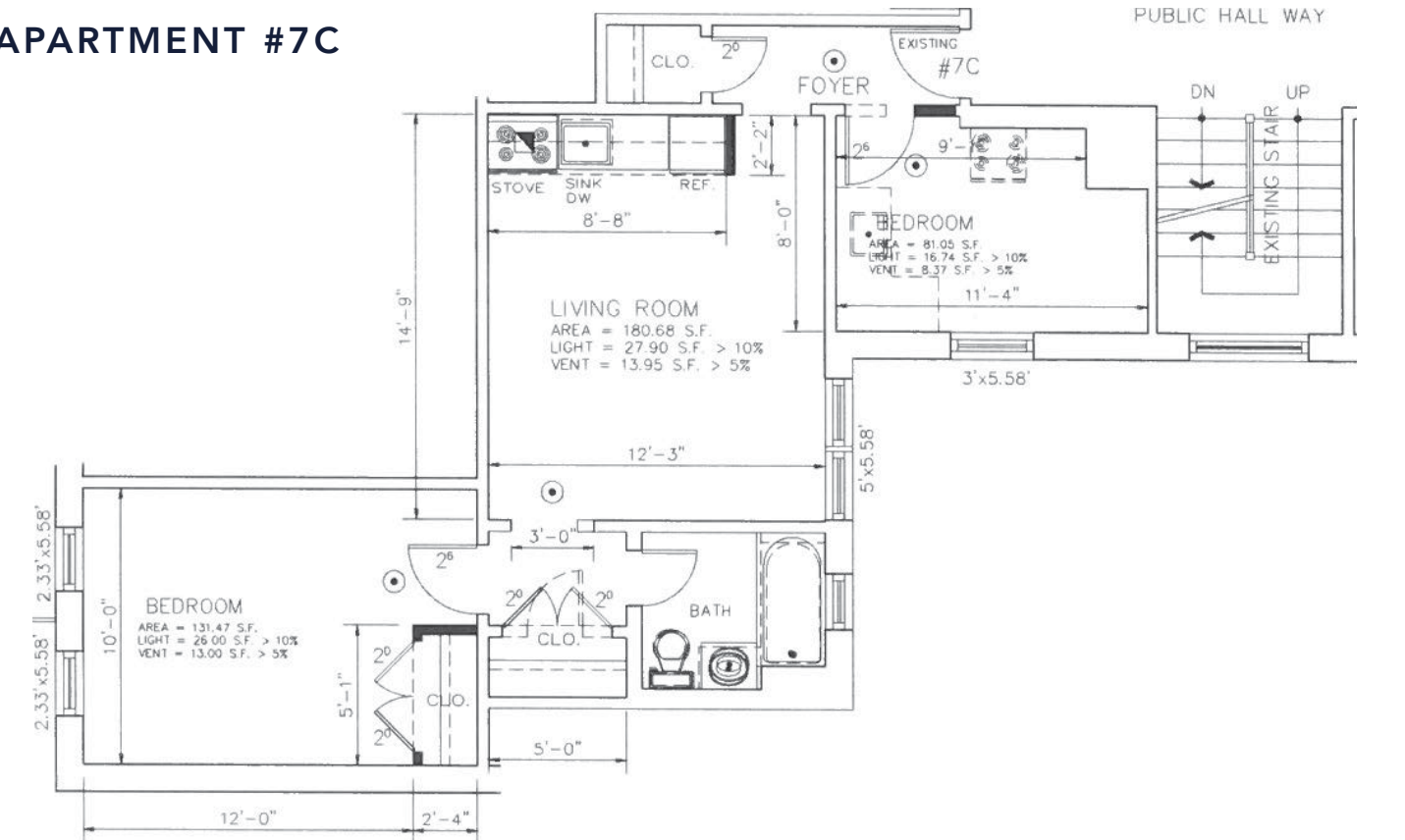
APARTMENT #1B



APARTMENT #5A



APARTMENT #7C





AREA OVERVIEW

AREA OVERVIEW

AREA PROFILE

Ridgewood, Queens which is located on the border of Williamsburg and Bushwick in Brooklyn has seen tremendous growth the past few years. With easy access to Manhattan from the “L” and “M” subway line, this proves as a convenient alternative to other gentrifying neighborhoods. Aside from the subway, Ridgewood connects ten different bus lines. Myrtle Avenue serves as one of the main retail corridors in this neighborhood and houses a range of tenants from ma & pa restaurants to national tenants.

Between the borders of Cypress Avenue, Fresh Pond Road and Metropolitan Avenue there has seen a number of new developments that are attracting new investors and tenants. From the historic 2,500 seat movie theater conversion on Myrtle Avenue into 50 luxury finished apartments and commercial space on the lower floor to a five store 125 unit with 3,000 square feet of dedicated artist space located on Starr Street.

Though Ridgewood has seen incredible changes through the past five years the neighborhood keeps its charm through historic and landmark districts and a drive to keep its character.

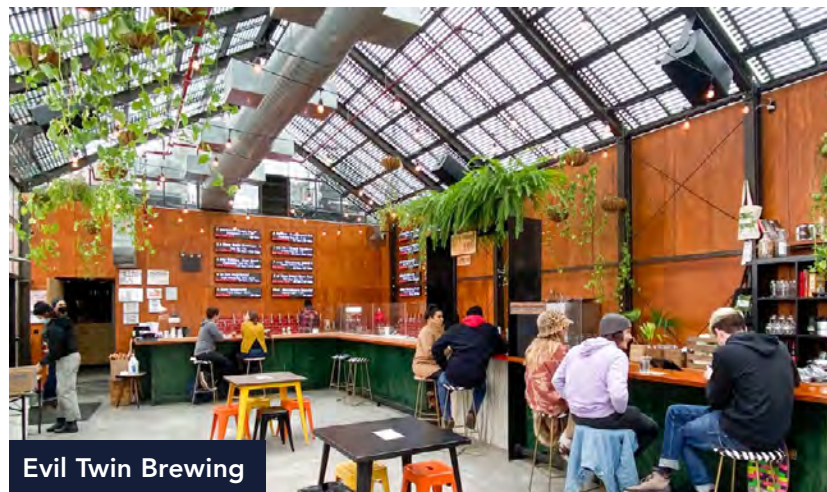
IN THE NEIGHBORHOOD

- The Footlight
- Julia’s
- Ltauha
- Craft Culture
- The Acre
- Cream Ridgewood
- Evil Twin Brewing

NEED TO KNOW

Commute Times

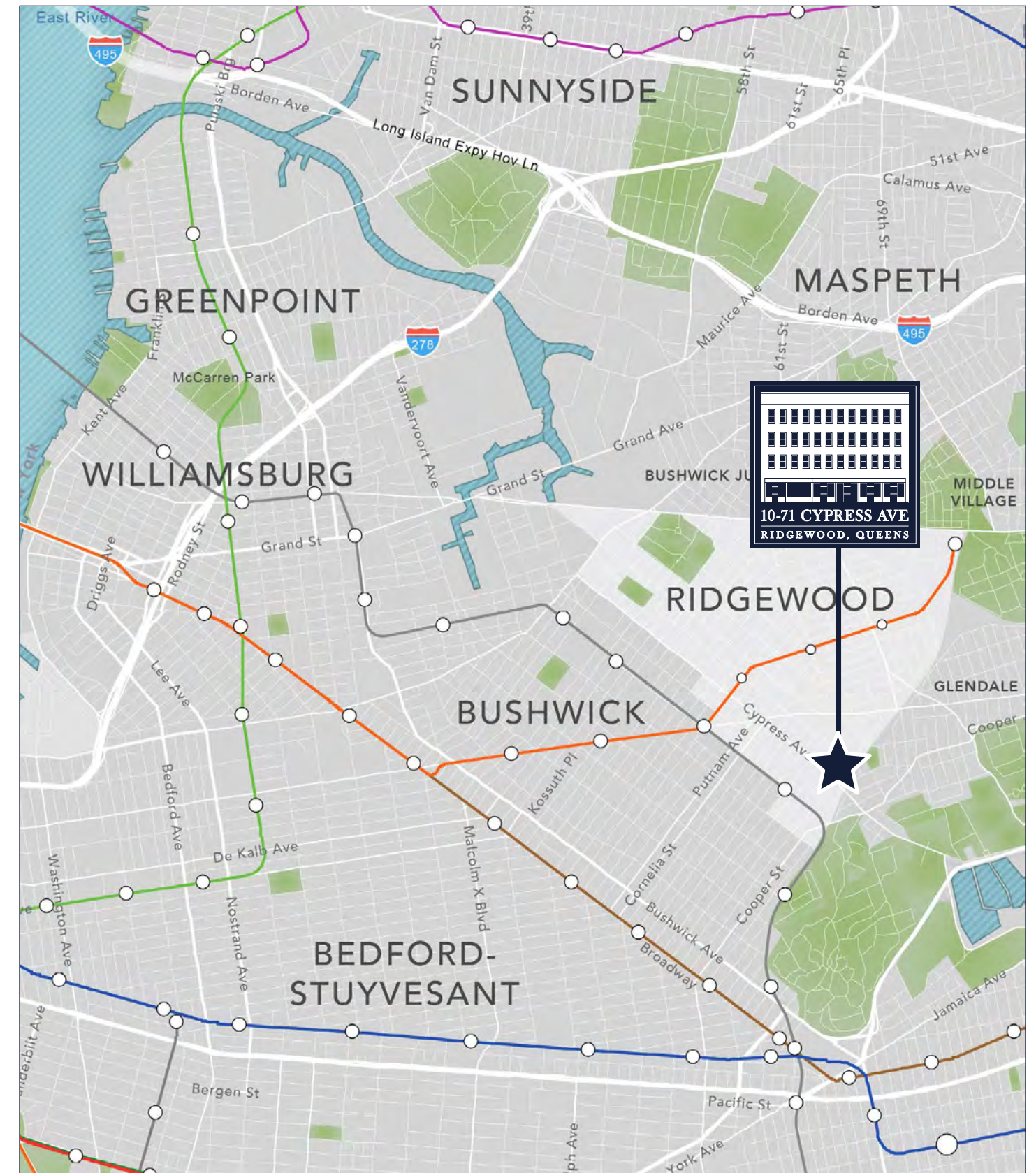
- 30 minute subway ride McCarren Park
- 30 minute subway ride Barclays Center
- 40 minute subway ride Downtown Brooklyn
- 35 minute drive to LaGuardia International Airport
- 45 minute subway ride Wall Street



Evil Twin Brewing



Other People's Clothes



AMENITIES

FOOD & DRINKS

1. Nowadays
2. Queens Brewery
3. Evil Twin Brewing
4. Pàn
5. Cafe Rum
6. Iva's Sweet Parlour
7. Rico Pollo
8. Ltauha
9. Rudy's Pastry Shop
10. Tornado Crepes
11. The Ridgewood Ale House
12. Cream Ridgewood
13. Ama Coffee
14. Burrito Republic
15. Grace Thai
16. Odan
17. El Patron
18. Lugo's
19. Troncoso Brothers
20. XOXO Kitchen
21. Peet's Coffee

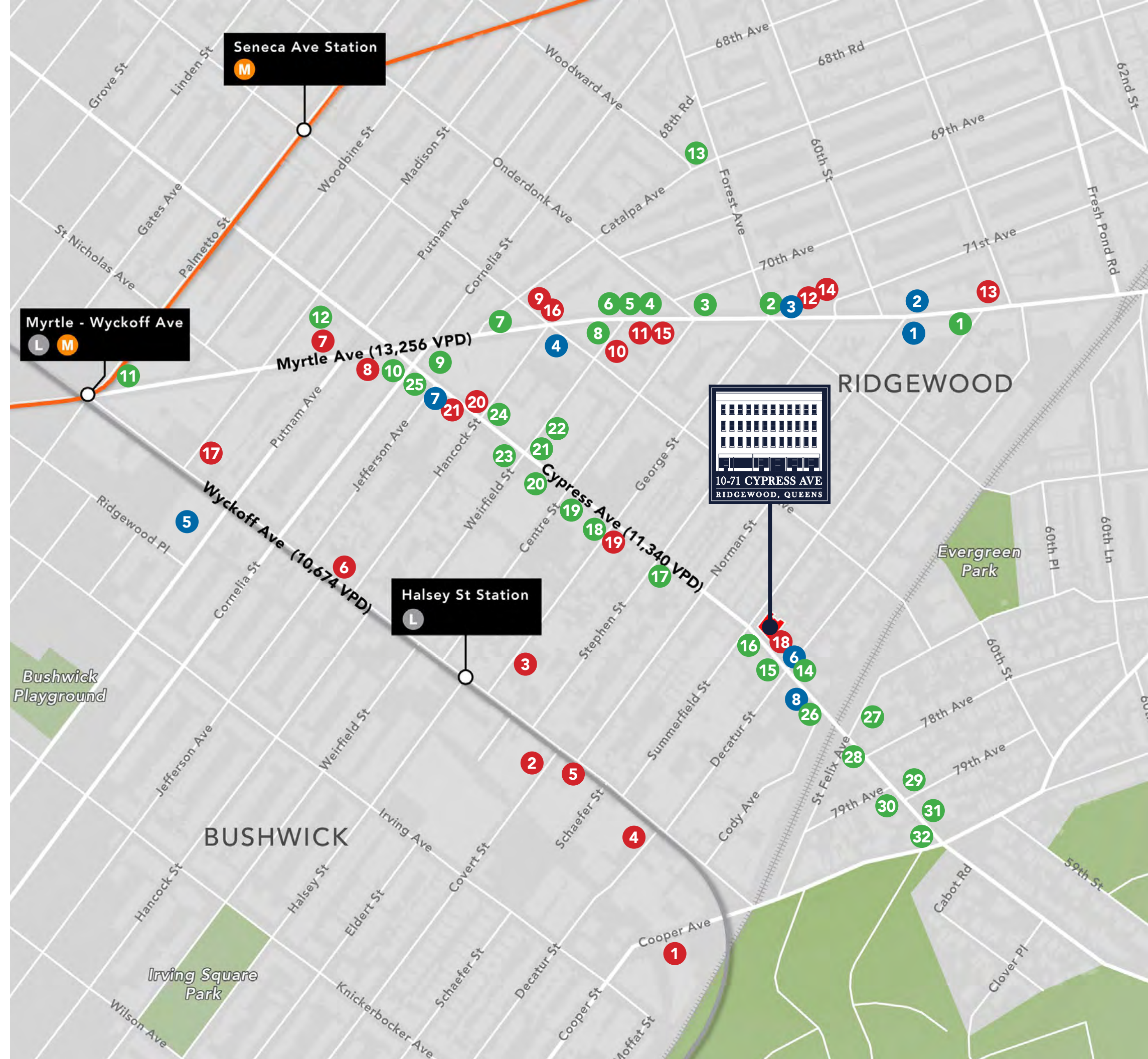
GROCERIES

1. Fresh & Save
2. Biedronka
3. Organic R Us
4. Shop Fair
5. Food Bazaar
6. Cypress Food Market
7. C-Town
8. Cypress Discount Store

SHOPS & SERVICES

1. Walgreens

2. Bank of America
3. TD Bank
4. The Children's Place
5. Bath & Body Works
6. Carter's
7. AT&T
8. Gamestop
9. GNC
10. Rite Aid
11. Duane Reade
12. Blink Fitness
13. Other People's Clothes
14. Cypress Wine & Liquor
15. American Elegance Furniture
16. Benjamin Moore Paints
17. Kuny Fashion
18. Barbie Hair & Nails Salon
19. Extra Space Storage
20. Exxon
21. Belle Azul Event Space
22. Seneca Sporting Range
23. Lav Express Laundry
24. Gasper & Son Neon
25. Rent-A-Center
26. Compi Tire
27. Powder Touch
28. Ridgewood Beverage Distribution
29. Cypress Motors Ridgewood
30. Flowers by Mario
31. U-Haul
32. Cypress Express Deli







FOR MORE INFORMATION OR TO SET UP A VIEWING, PLEASE CONTACT
NORTHGATE REAL ESTATE GROUP



Greg Corbin
President
Direct: 212.419.8101
Cell: 917.406.0406
greg@northgatereg.com



Chaya Milworn
Managing Director
Direct: 212.419.8103
Cell: 917.804.7458
chaya@northgatereg.com



Felix Ades
Senior Director
Direct: 212.419.8104
Cell: 732.996.1635
felix@northgatereg.com



Shaun Rose
Senior Director
Direct: 212.419.8105
Cell: 917.523.7656
shaun@northgatereg.com



Mickey Salzman
VP, Business Development
Direct: 212.419.8106
Cell: 212.603.9549
mickey@northgatereg.com



Tom Rosinski
Marketing Director
Direct: 212.419.8109
tom@northgatereg.com



Charles Cohen
Associate
Cell: 732.768.7096
charles@northgatereg.com



NORTHGATE
REAL ESTATE GROUP

Disclaimer: This is a confidential brochure (the "Brochure") intended solely for your limited use and benefit in determining whether you desire to express any further interest in the proposed sale of 10-71 Cypress Avenue, Queens, NY (the "Property"). The information contained herein, including any pro forma income and expense information (collectively, the "Information") is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the property. You further understand that the Information is not to be used for any other purpose or made available to any other person without the express written consent of Northgate Real Estate Group. This offering is subject to prior placement and withdrawal, cancellation or modification without notice.