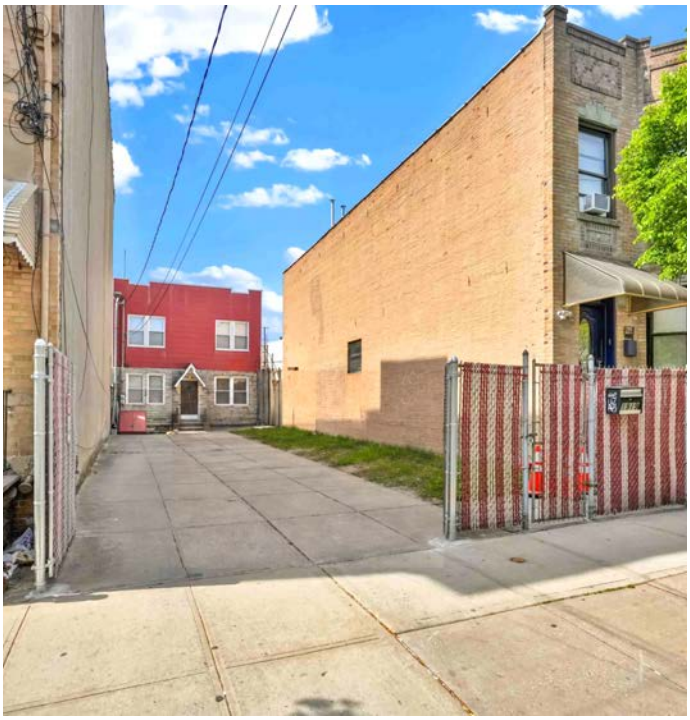
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EXTREMELY RARE STANDALONE 2 FAMILY TUCKED AT THE REAR OF THE LOT • ULTIMATE PRIVACY • PARKING



1919 HARMAN STREET

BETWEEN WOODWARD AVENUE AND FAIRVIEW AVENUE

- Two-family frame property situated on the rear of a **25 ft x 100 ft lot (2,500 SF)**
- Tucked-away structure offering **exceptional privacy and quiet** from the street
- Freestanding building with **strong light and air throughout**
- **Private driveway that can fit up to 5 cars plus large private garden**
- Approx. **1,250 SF built** with significant remaining development potential
- Zoned **R5B with 1.5 FAR**
- Up to **~3,750 buildable SF**
- Currently built at **~0.50 FAR — substantial additional square footage available**
- **25 ft x 25 ft building footprint** allowing for expansive open lot area
- 2-story structure with full basement (below grade)
- Built in 1920 with classic Ridgewood proportions
- Configured as two residential units
- Ideal for end-user, investor, or developer
- Opportunity to **expand, reposition, or redevelop**
- **Rare combination of full lot, privacy, and future potential**
- Prime Ridgewood location near local retail, cafes, and neighborhood staples
- Easy access to **M train at Seneca Ave and L/M at Myrtle-Wyckoff**
- Annual property taxes: approx. **$6,573**
- **DELIVERED VACANT**

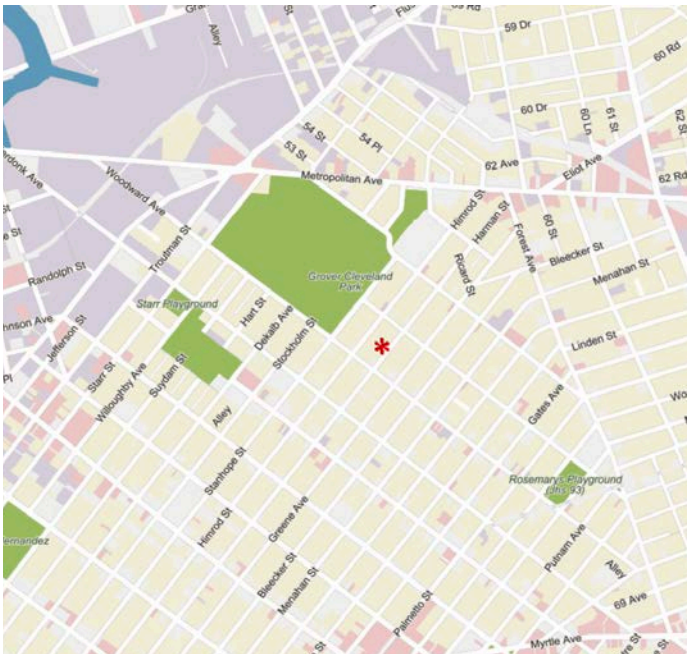
$1,100,000

LICENSED BROKER & PRINCIPAL

DANIEL BARCELOWSKY

PHONE : 646.373.7944

E- MAIL : DANIEL@EVRGREALTY.COM



BLOCK/LOT	03387-0061
LOT DIMENSION	25’ x 100’
BUILDING DIMENSION	25’X25’
BUILDING SF	1,250
LOT SF	2,500
ZONING	R5B
BUILDABLE SQUARE FEET	3,750

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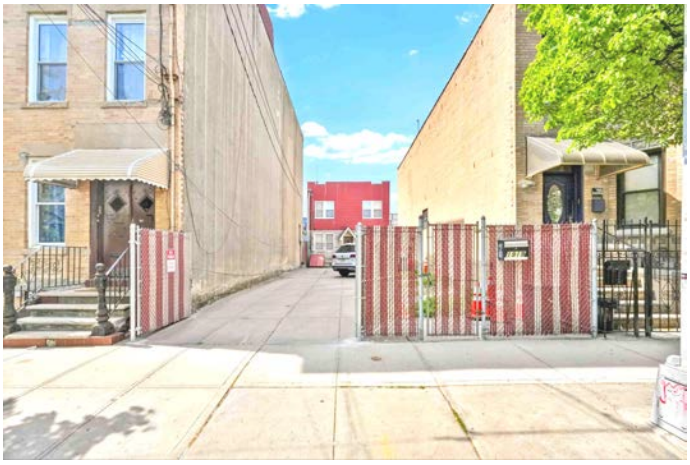
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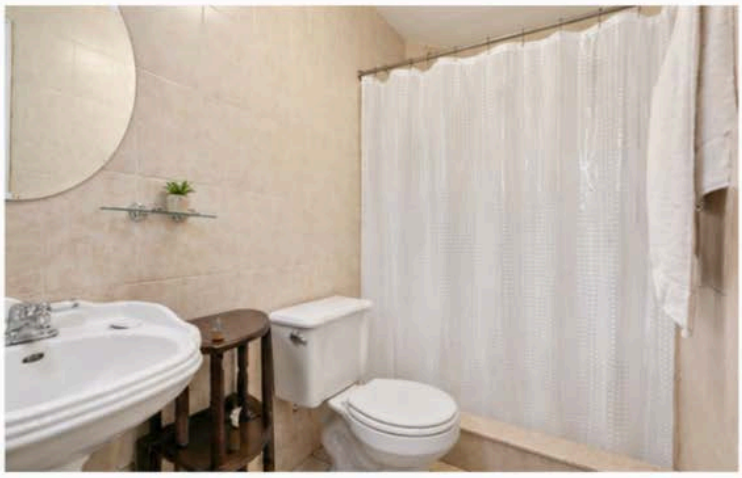
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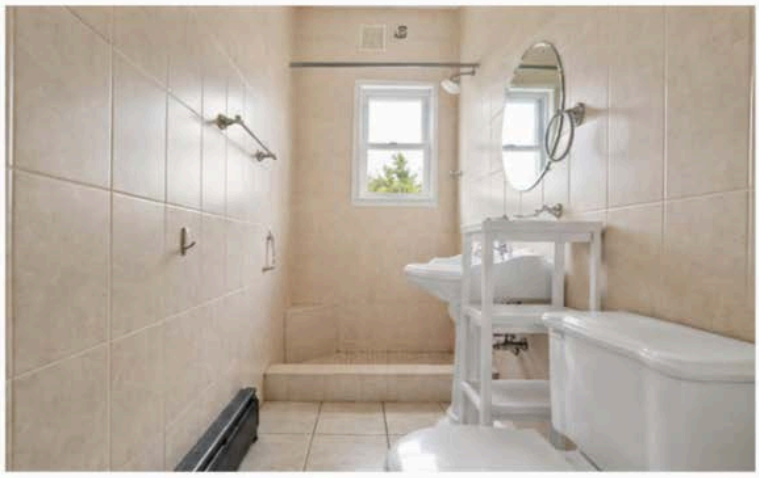












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