

FOR SALE

**7,500 SF Artist Studio
+ 7,500 SF Garden**

16-24 & 16-30 George Street

(b/t Wyckoff Avenue & Cypress Avenue)

Ridgewood, Queens



Description:

Lot Size: 150' x 100'
16' Ceiling Height
Oversized Windows / 3 Skylights
Two Kitchens
Split System A/C Units
RE Taxes: \$60,259.00 p/year

Building Size: 75' x 100'
Multiple Drive-In Gates
Polished Concrete Floors
Radiant Heated Floors
Heavy Electric Power & Gas
M1-4D Zoning (FAR 2.0)

Building and Garden can be Sold Separately

Subway:

Located at the Halsey Street / Wyckoff Avenue  Subway Station

Asking Price:

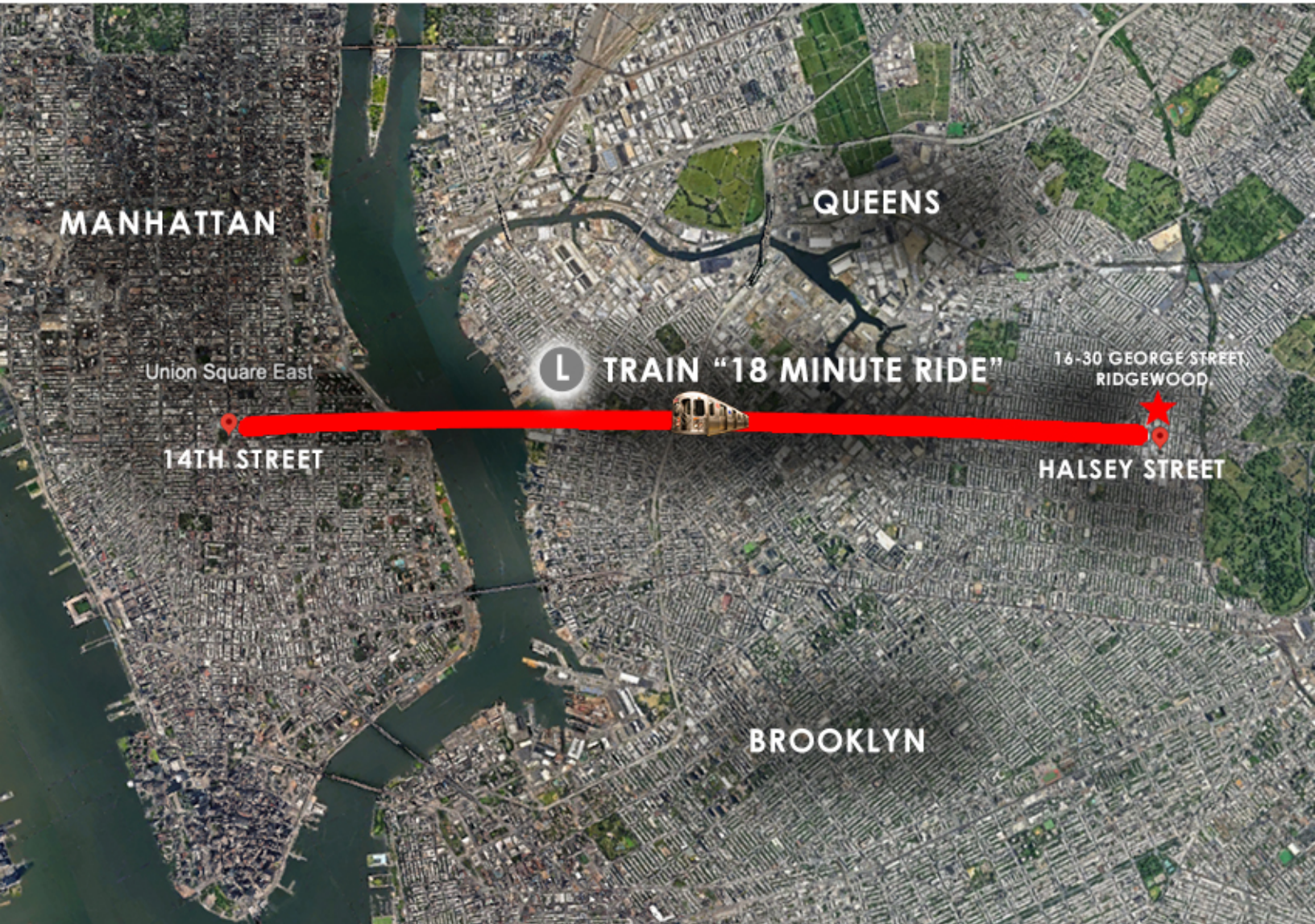
\$7,850,000.00

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KRG



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ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE



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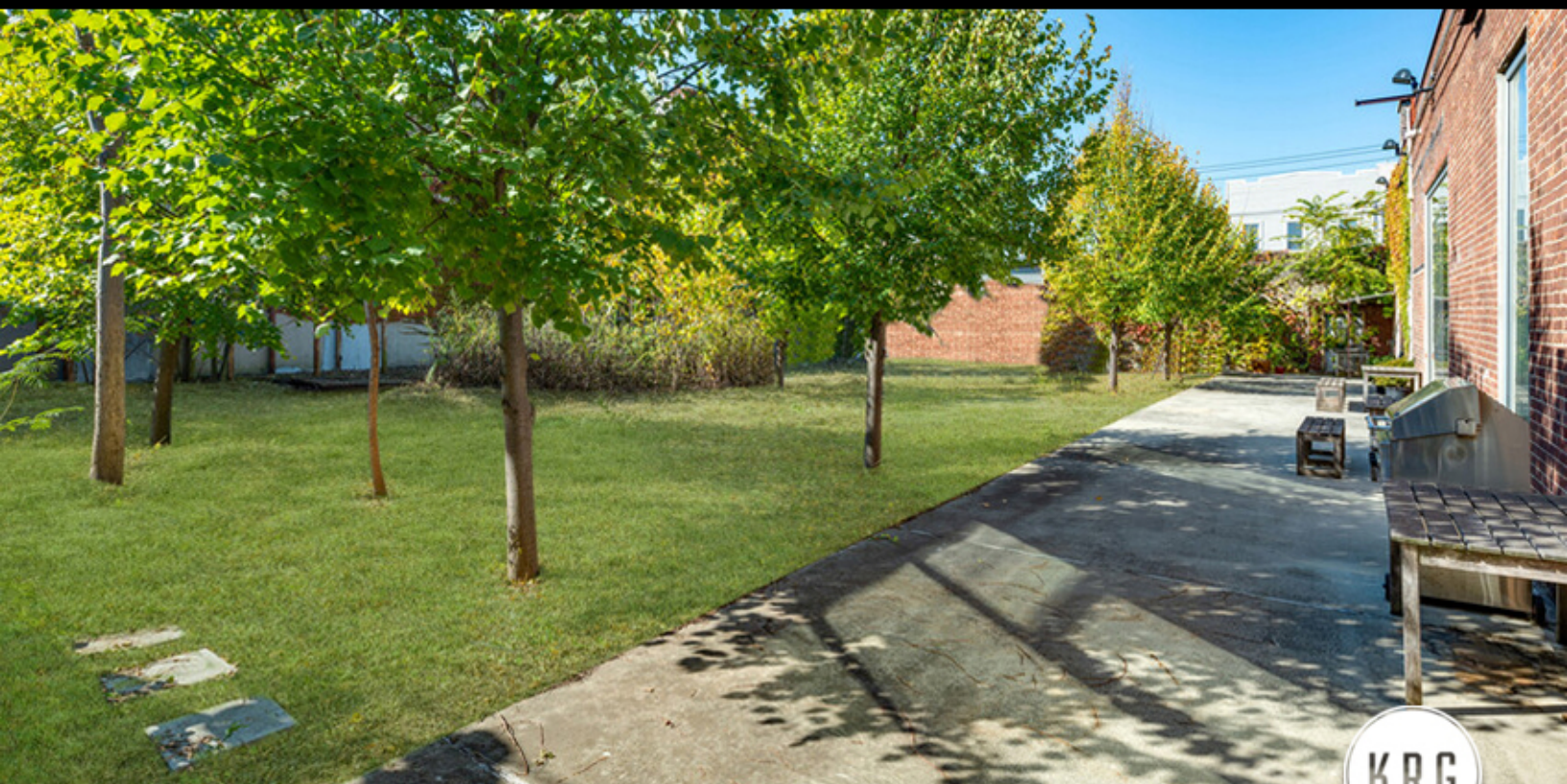




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Certificate of Occupancy

CO Number: 421043828F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	1	OG	U		6F	BOILER ROOM
001 001 71		OG	B		6C	PHOTOGRAPHIC PRODUCTION STUDIO AND ACCESSORY OFFICES
TOTAL: PHOTO PRODUCTION STUDIO AND ACCESSORY OFFICES						
END OF SECTION						



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16-24 & 16-30 GEORGE STREET Ridgewood, NY 11385

Features:

- 7,500 SF Building
- 7,500 SF Garden
- 4 Bathrooms
- 2 Kitchens
- 16 feet Ceiling Height

