



57-25 Cooper Ave

Ridgewood, NY 11385

OFFERING MEMORANDUM

MATTHEWS™

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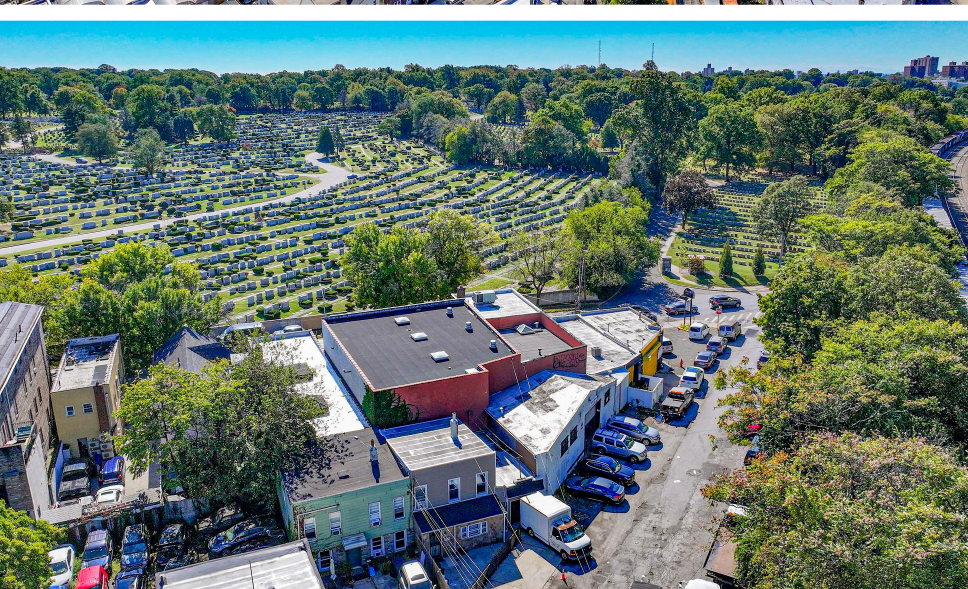
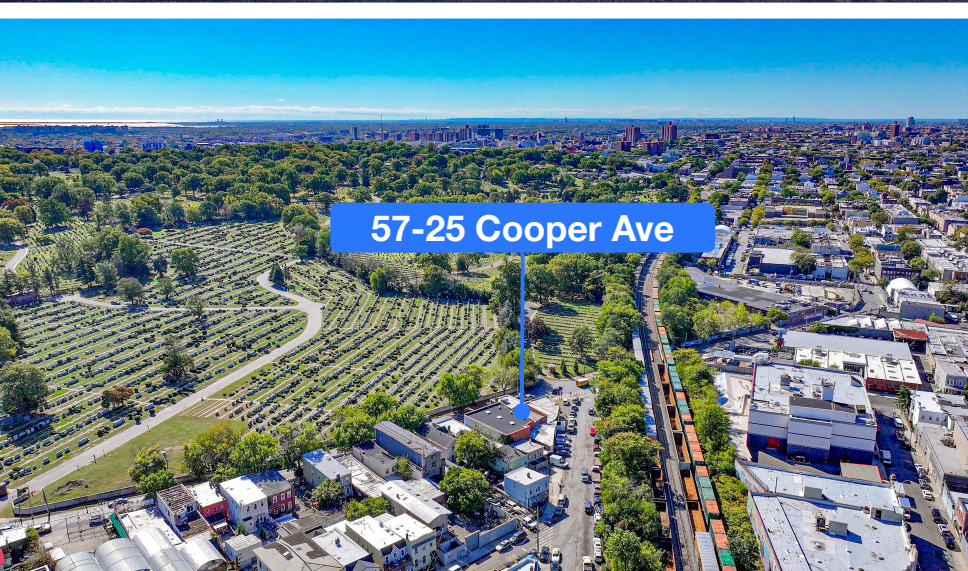
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The Opportunity

\$2,750,000
ASKING PRICE

\$420 / SF

Product Type
Warehouse

Square Footage
±6,538 SF

Zoning/FAR
R4-1/1.0

Loading
2 Grade-Level Doors

Occupancy
Delivered Vacant

Lot Size
±6,892 SF

Clear Heights
20'

Real Estate Taxes
\$24,040 (\$3.68/SF)



Investment Highlights

Block-Through Site: The property has a curb cut and drive in bay door on both Cooper Ave and St. Felix Ave, offering convenient access and parking.

High Ceilings: 20' clear height in the main warehouse provides ample vertical storage.

Overhead Cranes: The property includes two overhead cranes, allowing for easier loading and unloading.

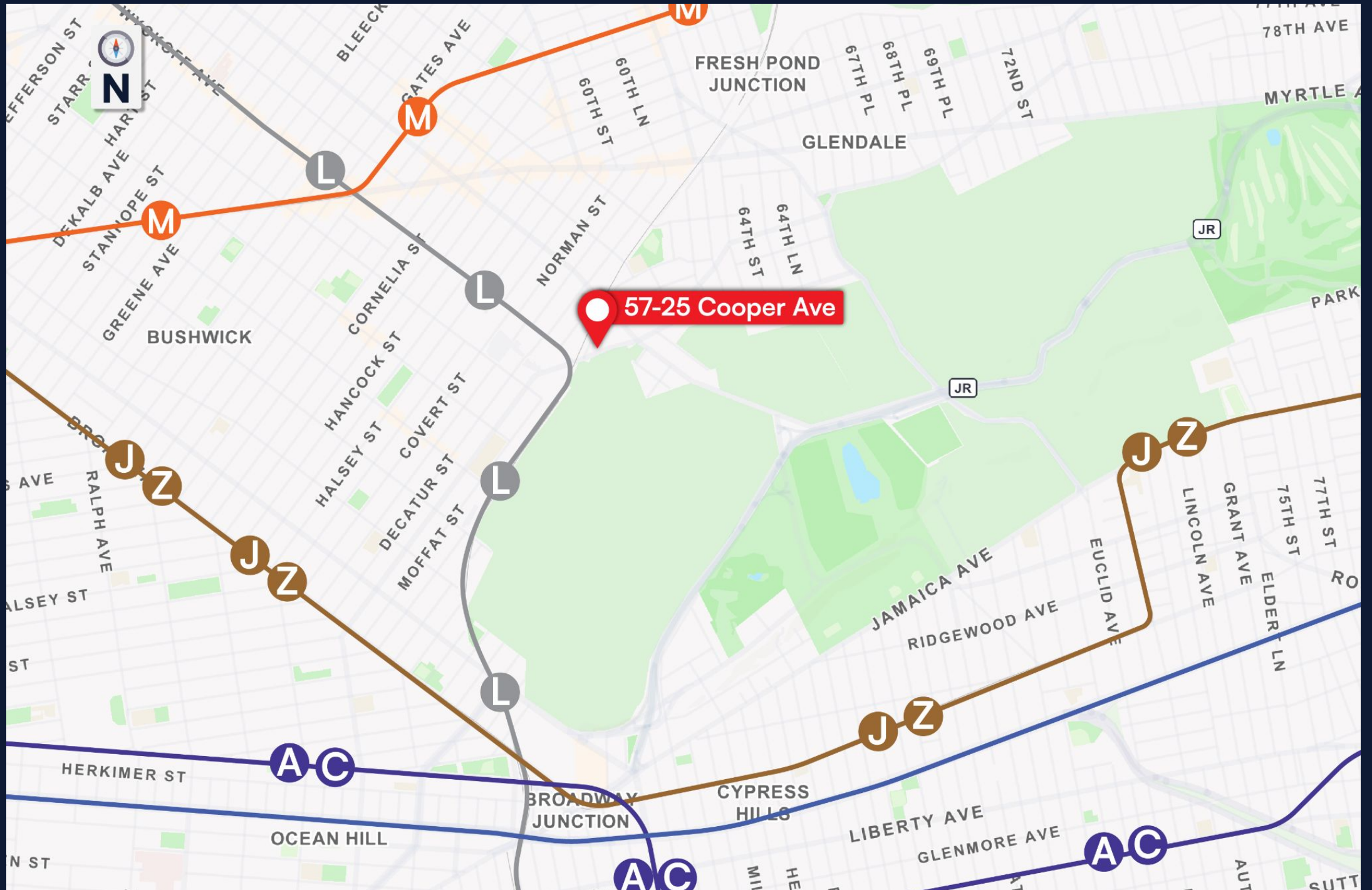
Large Drive-In Door: 29' x 15' drive in door on the main warehouse space accommodates for most utility vehicles.

Ample Parking: There is vacant land on both the front and back of the building, as well as street parking in the rear, allowing for plenty of space to park.

[Click Here for Data Room Link](#)



Transportation Map



Tax Map



Neighborhood Overview | Ridgewood

Ridgewood

Ridgewood, situated along the border of Queens and Brooklyn, is a vibrant and well-connected neighborhood that blends residential charm with a growing commercial and light industrial presence. Its strategic location provides businesses and residents with convenient access to major transit routes and New York City's extensive transportation network.

The neighborhood benefits from excellent connectivity via the Jackie Robinson Parkway, Long Island Expressway, and multiple subway lines, enabling efficient movement throughout the five boroughs and beyond. This accessibility makes Ridgewood a desirable location for companies in distribution, creative manufacturing, and urban logistics, as well as for residents seeking proximity to Manhattan and Brooklyn employment centers.

Ridgewood's industrial corridors—particularly along Flushing Avenue and Metropolitan Avenue—support a mix of warehouses, production spaces, and service-oriented businesses that contribute to the local economy. At the same time, its residential areas, historic architecture, and thriving retail corridors along Myrtle and Fresh Pond Roads foster a strong sense of community and urban vitality.

Ongoing investment in infrastructure, housing, and mixed-use development continues to strengthen Ridgewood's position as a dynamic neighborhood balancing industrial capability with cultural and residential appeal. With its strategic location, diverse workforce, and evolving business landscape, Ridgewood stands out as an adaptable and attractive destination within New York City's outer boroughs.



DOB Overview

NYC Department of Buildings Property Profile Overview

57-25 COOPER AVENUE		QUEENS 11385		BIN# 4549253	
COOPER AVENUE	57-25 - 57-25	Health Area	: 2400	Tax Block	: 3559
		Census Tract	: 565	Tax Lot	: 23
		Community Board	: 405	Condo	: NO
		Buildings on Lot	: 3	Vacant	: NO
View DCP Addresses...		Browse Block			
View Zoning Documents		View Challenge Results		Pre - BIS PA	
				View Certificates of Occupancy	
Cross Street(s):		ST FELIX AVENUE, CYPRESS AVENUE			
DOB Special Place Name:					
DOB Building Remarks:					
Landmark Status:		Special Status:		N/A	
Local Law:	NO	Loft Law:		NO	
SRO Restricted:	NO	TA Restricted:		NO	
UB Restricted:	NO				
Environmental Restrictions:	N/A	Grandfathered Sign:		NO	
Legal Adult Use:	NO	City Owned:		NO	
Additional BINs for Building:		4437829			
HPD Multiple Dwelling:		No			
Special District:		UNKNOWN			
This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. Click here for more information					
Department of Finance Building Classification:		F9-FACILITY/INDUSTRIAL			
Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.					
	Total	Open	Elevator Records		
Complaints	9	0	Electrical Applications		
Violations-DOB	0	0	Permits In-Process / Issued		
Violations-OATH/ECB	1	0	Illuminated Signs Annual Permits		
Jobs/Filings	6		Plumbing Inspections		
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types		
Total Jobs	6		Facades		
Actions	17		Marquee Annual Permits		
OR Enter Action Type:			Boiler Records		
OR Select from List:	Select...	▼	DEP Boiler Information		
AND	Show Actions		Crane Information		
			After Hours Variance Permits		

Certificate of Occupancy

B Form 34 (Rev. 1-67)



THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Queens

DATE: 2-24-94

NO. 0400039855

This certificate supersedes C.O. NO.

ZONING DISTRICT R-5

THIS CERTIFIES that the new—altered—existing—building—premises located at

57-25 Cooper Ave

Block 3559 Lot 23

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DOWLING OR ROOMING LIMITS	BUILDING CODE HABITABLE ROOMS	FLAME USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	OG						Lavatory & Boiler room
1	120	45			17	D-2	Mfg. of steel products with use of oxygen & acetylene
Mezz	120				6	B-2	Storage
Yard	120				4	B-2	Enclose access parking (15)
All applicable provision pertaining to performance standards in an M1-1 zone to be complied with.							

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Philip E. Allen
BOROUGH SUPERINTENDENT

James J. [Signature]
COMMISSIONER

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the North side of Cooper Ave
distant 84.43 feet from the corner formed by the intersection of
Cooper Ave and St Felix Ave
running thence feet; thence feet;
thence N 76.73 feet; thence W 19.79 feet;
thence N 75.45 feet; thence S 31.68 feet;
thence E 31.12 feet; thence S 69.43 feet;
thence W 53.72 feet; thence W 25.02 feet;
to the point or place of beginning.

NO. OF ALT. NO. 00039855 DATE OF COMPLETION 12-14-93 CONSTRUCTION CLASSIFICATION 1
BUILDING OCCUPANCY GROUP CLASSIFICATION D-2 HEIGHT 1 STORIES, 25'4" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL NO.

CITY PLANNING COMMISSION CAL NO.

OTHERS

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 57-25 Cooper Ave, Glendale, NY, 11385 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.