FOR SALE

19-49 Troutman Street

Queens, NY 11385

2-Story Vacant Industrial
Opportunity in Ridgewood

Ariel A
GREA Partner



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Ariel Property Advisors is pleased to present 19-49 Troutman Street — a rare opportunity to acquire a 12,586-square-foot multi-story building with M1-1 zoning situated at a high-visibility corner in Ridgewood, an area experiencing rapid growth driven by a burgeoning nightlife and music venue scene.

M1-1	1.00	12,586
Zoning	FAR	Building Sq. Ft.

Property Highlights:

Two stories plus a cellar, totaling approximately 8,400 square feet of above-grade space and 4,186 square feet of cellar space.

The asset will be delivered entirely vacant, providing an opportunity for hospitality investors, music venue operators, or creative space users looking to establish a flagship presence.

Zoned M1-1 within an Industrial Business Zone, the property supports a wide range of light industrial and commercial uses, further enhanced by its status as a "Miscellaneous Warehouse (E9)" property class.

Located in a high-demand area with a Walk Score of 90, the asset benefits from close proximity to major transportation hubs, including a 10-minute drive to the BQE and Long Island Expressway.



Asking Price: $3,000,000

Exclusively Represented By
212.544.9500 | arielpa.nyc

Benjamin Vago, Esq. x85
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Paul Monaco x88
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For Financing Information:

Steven Trow x305
strow@arielpa.com

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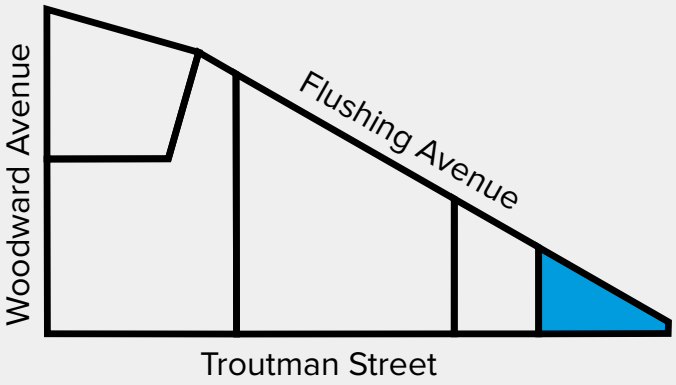
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3376
Block

24
Lot



Property Information	
Block / Lot	3376 / 24
Lot Dimensions	134.53' x 74.48' (Irr.)
Lot Sq. Ft.	4,948
Building Dimensions	134.53' x 74.48'
Stories	2 + Cellar
Above Grade SF	8,400
Cellar SF	4,186
Building Sq. Ft.	12,586
Zoning	M1-1
FAR	1.00
Buildable Sq. Ft.	4,948
Tax Class	4
Assessment (26/27)	$529,470
Real Estate Taxes (26/27)	$57,437

*All square footage/buildable area calculations are approximate

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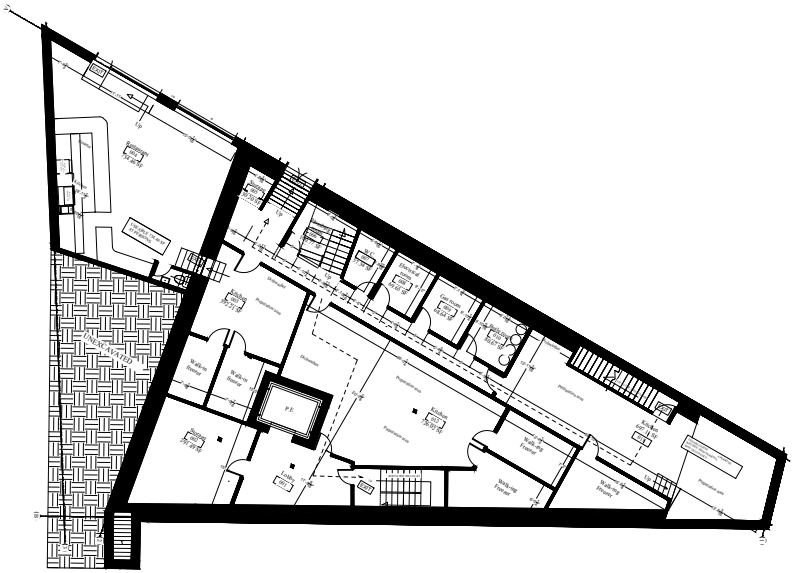
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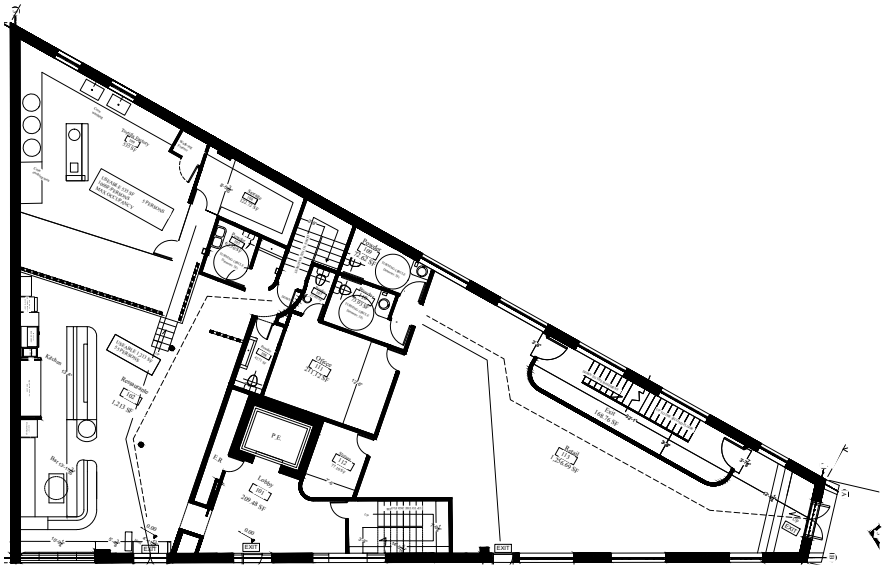
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FLOOR PLANS

Basement Construction Plan



1st Floor Construction Plan



Note: Information provided regarding floor area calculations for illustrative, conceptual use only and is subject to change.
All prospective buyers should consult with independent architects and consultants to independently verify.

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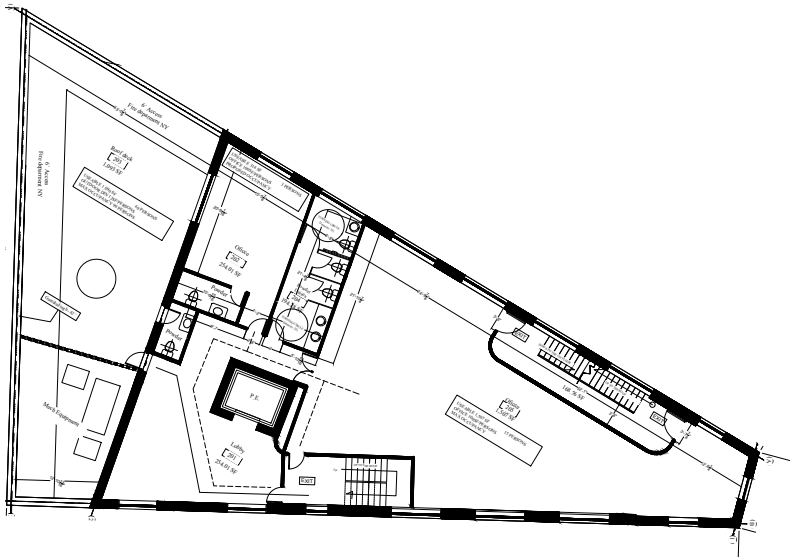
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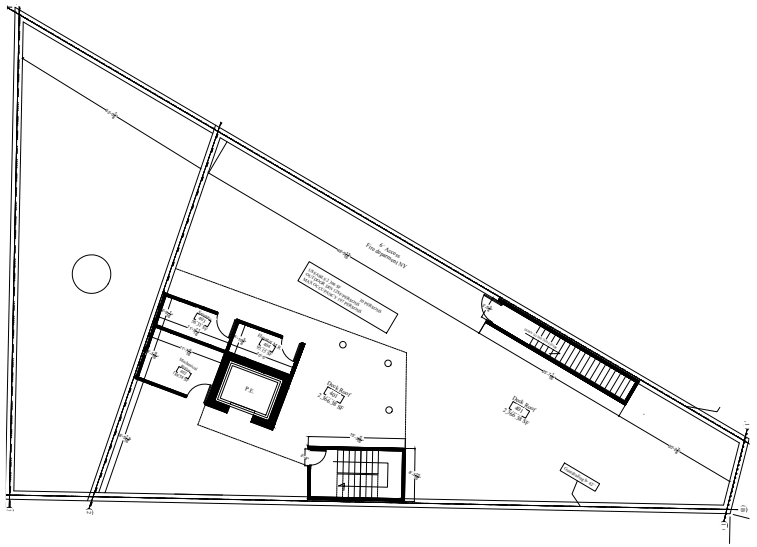
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FLOOR PLANS

2nd Floor Construction Plan



Roof Construction Plan



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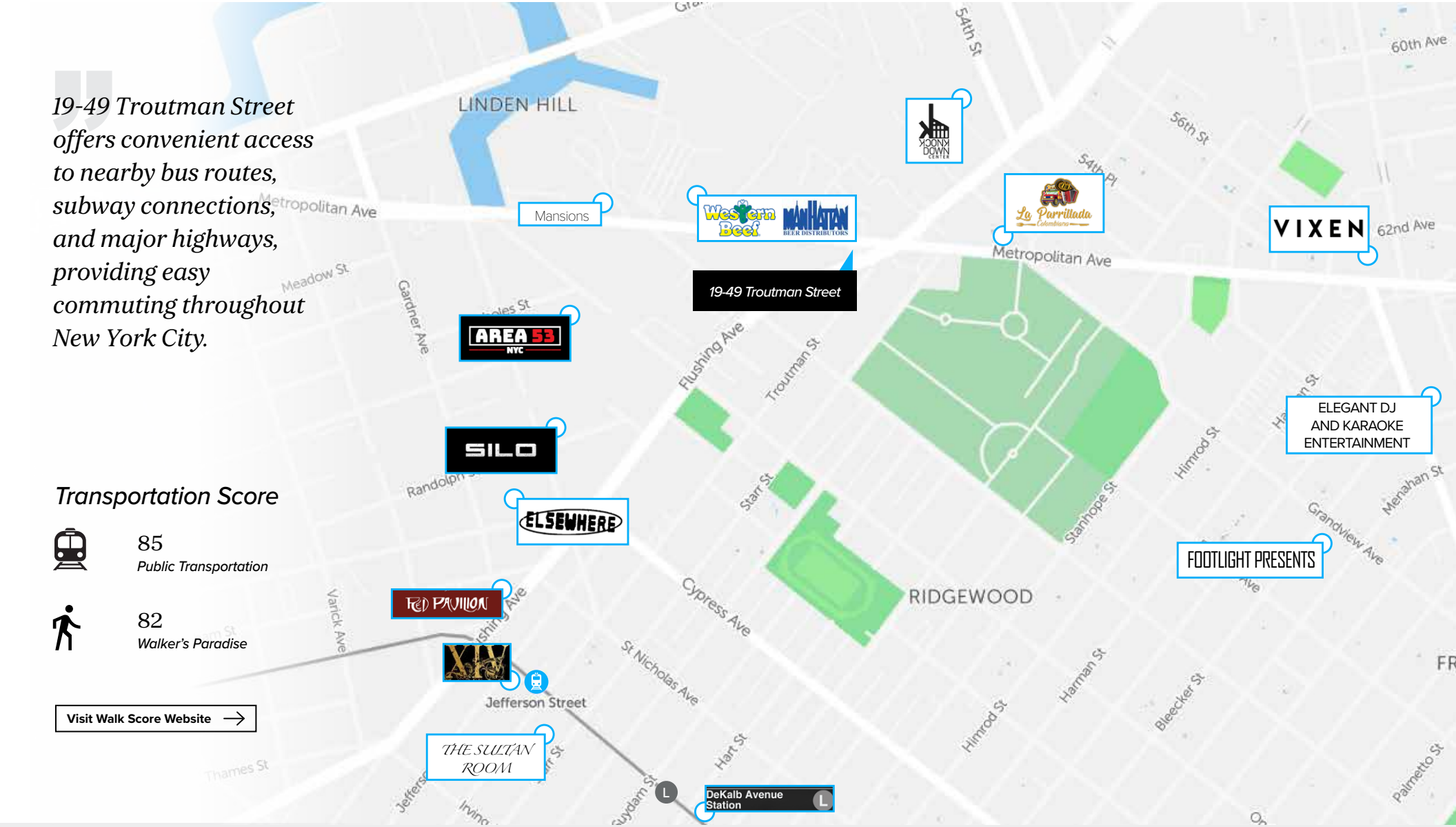
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19-49 Troutman Street offers convenient access to nearby bus routes, subway connections, and major highways, providing easy commuting throughout New York City.



Transportation Score

85
Public Transportation

82
Walker's Paradise

Visit Walk Score Website →

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