

## 1831 STARR STREET RIDGEWOOD, NY 11385

FOR SALE

FULLY LEASED INDUSTRIAL-OFFICE  
BUILDING WITH PARKING

BUSHWICK-RIDGEWOOD LOCATION





## PROPERTY INFORMATION

Building SqFt	50,000
Building Dimensions	125' x 200'
Stories	2
Parking Lot SqFt	14,200
Block & Lot	3414-2
Lot SqFt	39,200
Lot Dimensions	196' x 200'
Zoning	M1-1

## BUILDING FEATURES

Ceiling Height	14'
Exterior Loading Docks	2
Drive In Door	1
Freight Elevator	1 (8' x 8', 4,000 lb.)
Power	1,800 Amps
Sprinkler System	Wet
Heating	Oil
Cooling	Electric

## PROPERTY FINANCIALS

### INCOME

Suite #	Gross SqFt	Monthly Rent	R/E Tax Contribution	Misc Expenses-Monthly	Lease Expiration
<i>Upper Level</i>					
1, 2	6,695	\$16,871.00	\$4312.19	\$548.21	12/31/2024
3A	1,517	\$4,455.78	\$2505.38	\$456.22	12/31/2022
3B	644	\$1,600.00	\$0.00	\$0.00	12/31/2023
4	2,020	\$6,190.30	\$3216.08	\$350.75	12/31/2021
5	1,710	\$0.00	\$0.00	\$0.00	
6	1,400	\$4,727.14	\$2680.28	\$171.15	12/31/2026
7,8	3,500	\$12,024.21	\$5061.24	\$456.52	4/30/2022
9A	682	\$2,300.00	\$0.00	\$0.00	10/31/2022
9B	715	\$2,500.00	\$0.00	\$0.00	12/31/2023
9C	730	\$2,250.00	\$0.00	\$0.00	12/31/2022
10	442	\$1,750.00	\$0.00	\$0.00	12/31/2023
Lower Level	23,837	\$27,534.06	\$63330.12	\$100.00	9/30/2023
Misc Parking		\$7,500.00			M-2-M

## ANNUAL EXPENSES

Real Estate Taxes	\$208,228
Fuel	\$18,143
Electric	\$12,236
Insurance	\$12,916
Garbage Carting	\$4,560
Internet	\$4,560
Fire Alarm/Sprinkler	\$2,799
Sprinkler	\$1,796
Oil Burner	\$3,000
Water/Sewer	\$2,550
<b>Total</b>	<b>\$270,788</b>

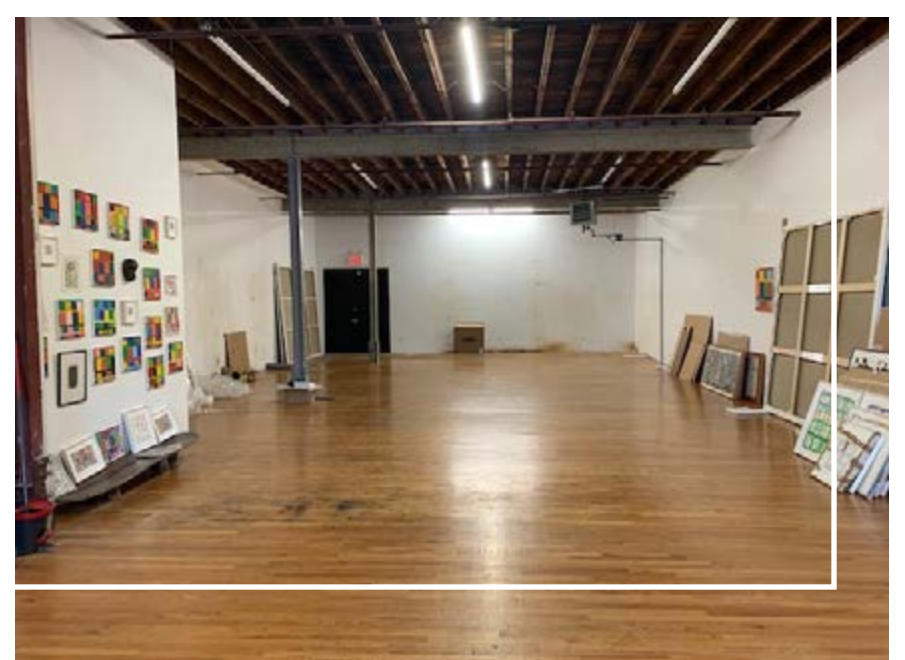
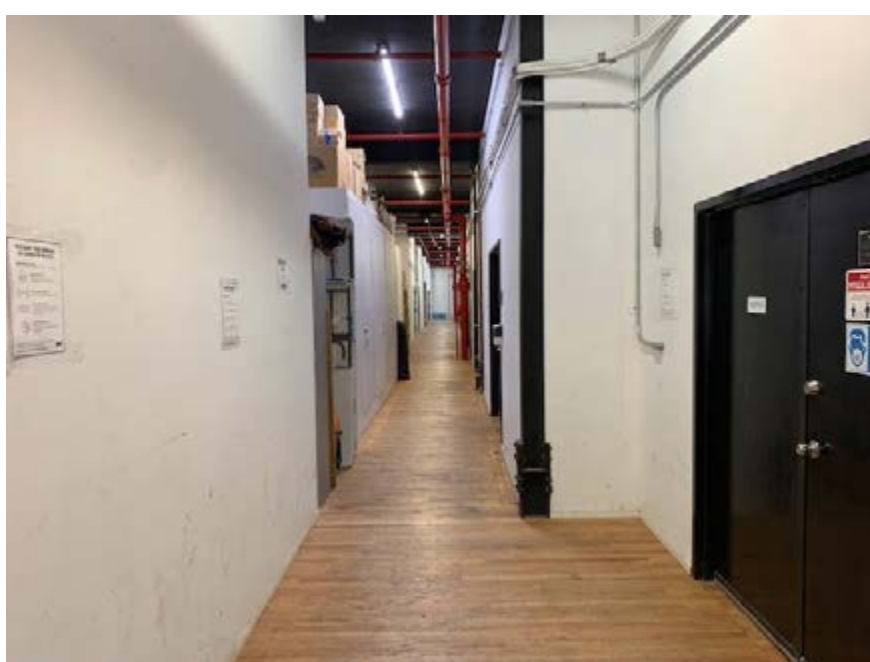
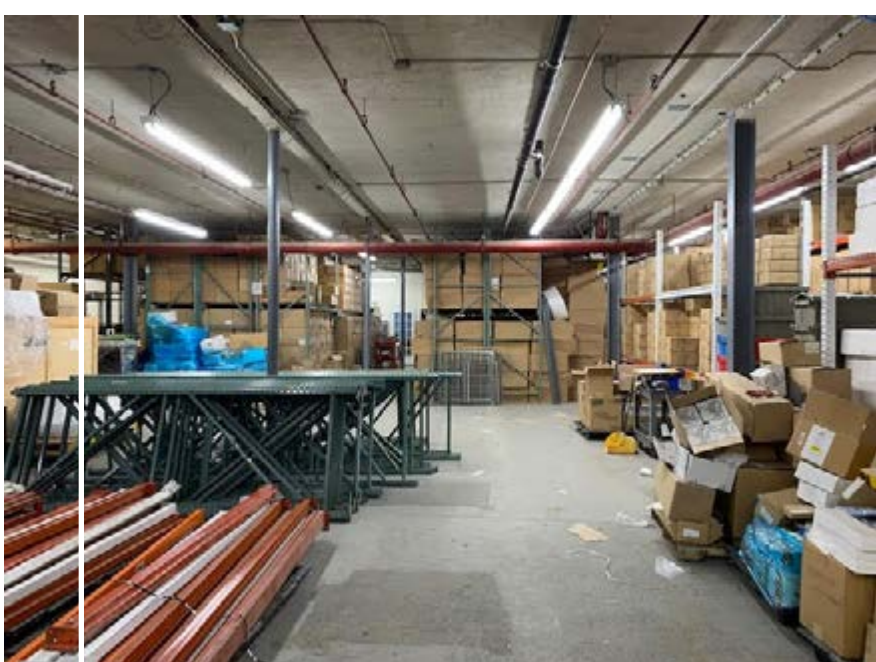
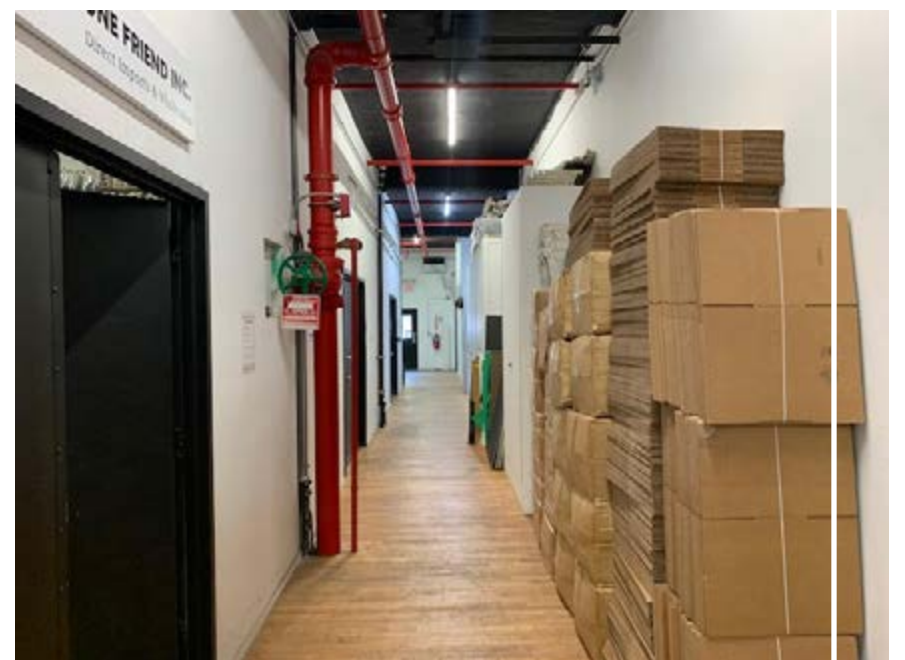
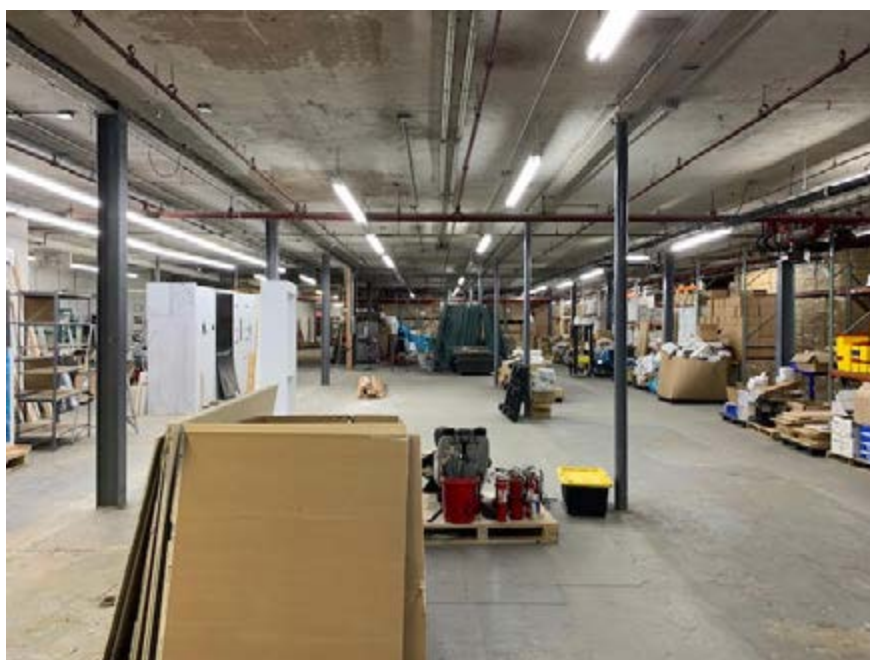
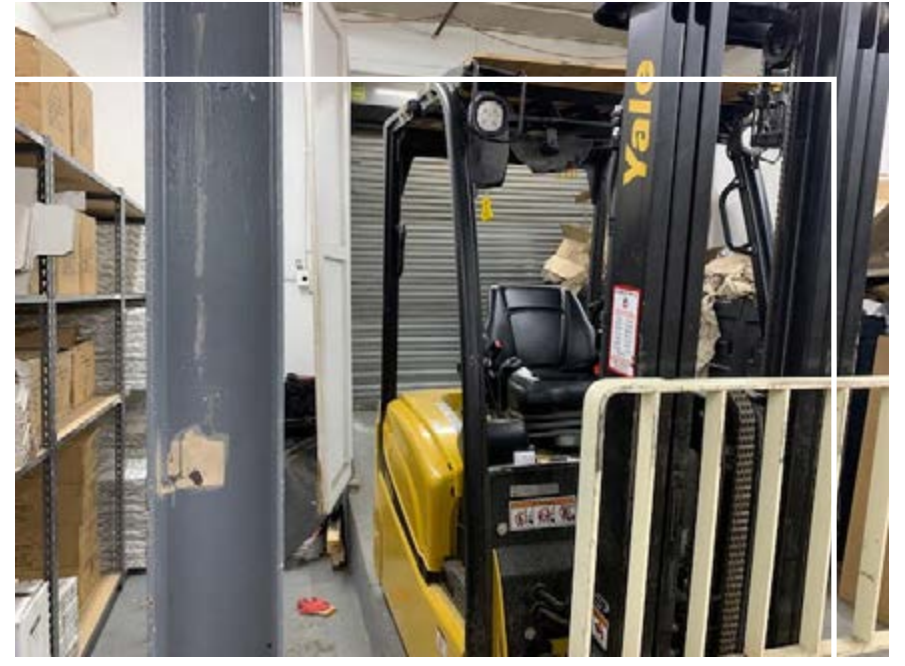
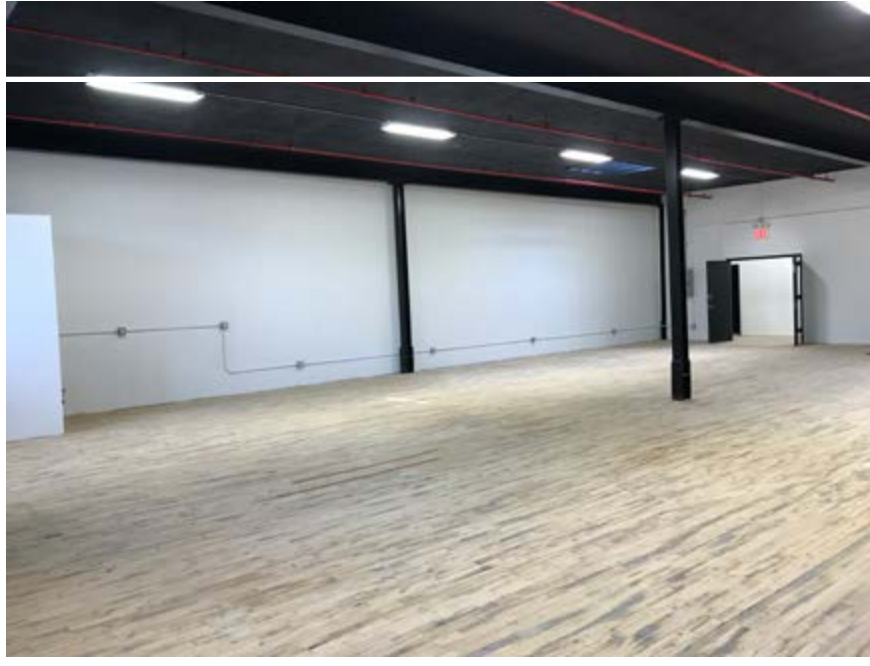
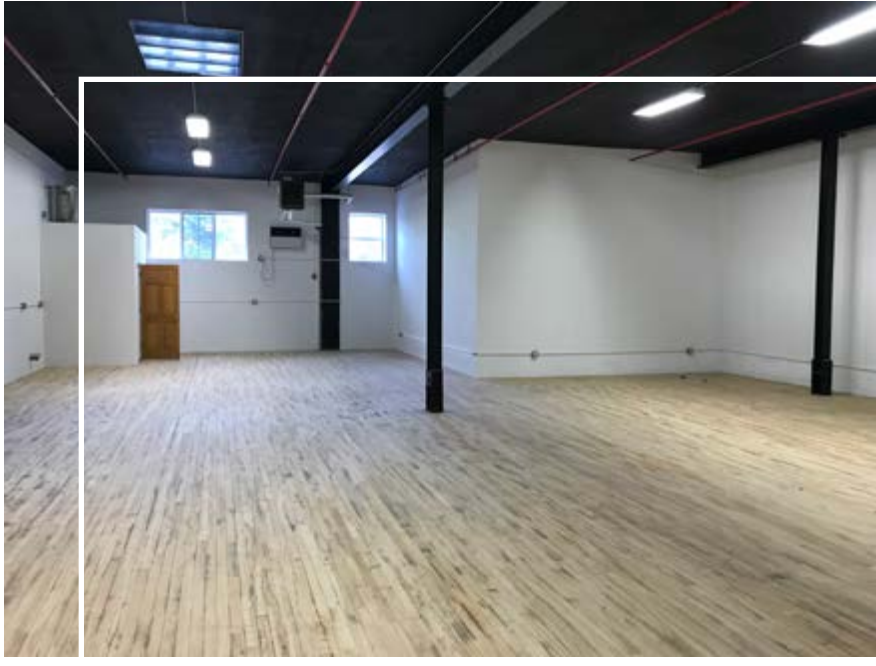
## NET OPERATING INCOME

Gross Income	\$1,182,535.25
Gross Expenses	\$270,788
<b>Net Operating Income</b>	<b>\$911,747.25</b>



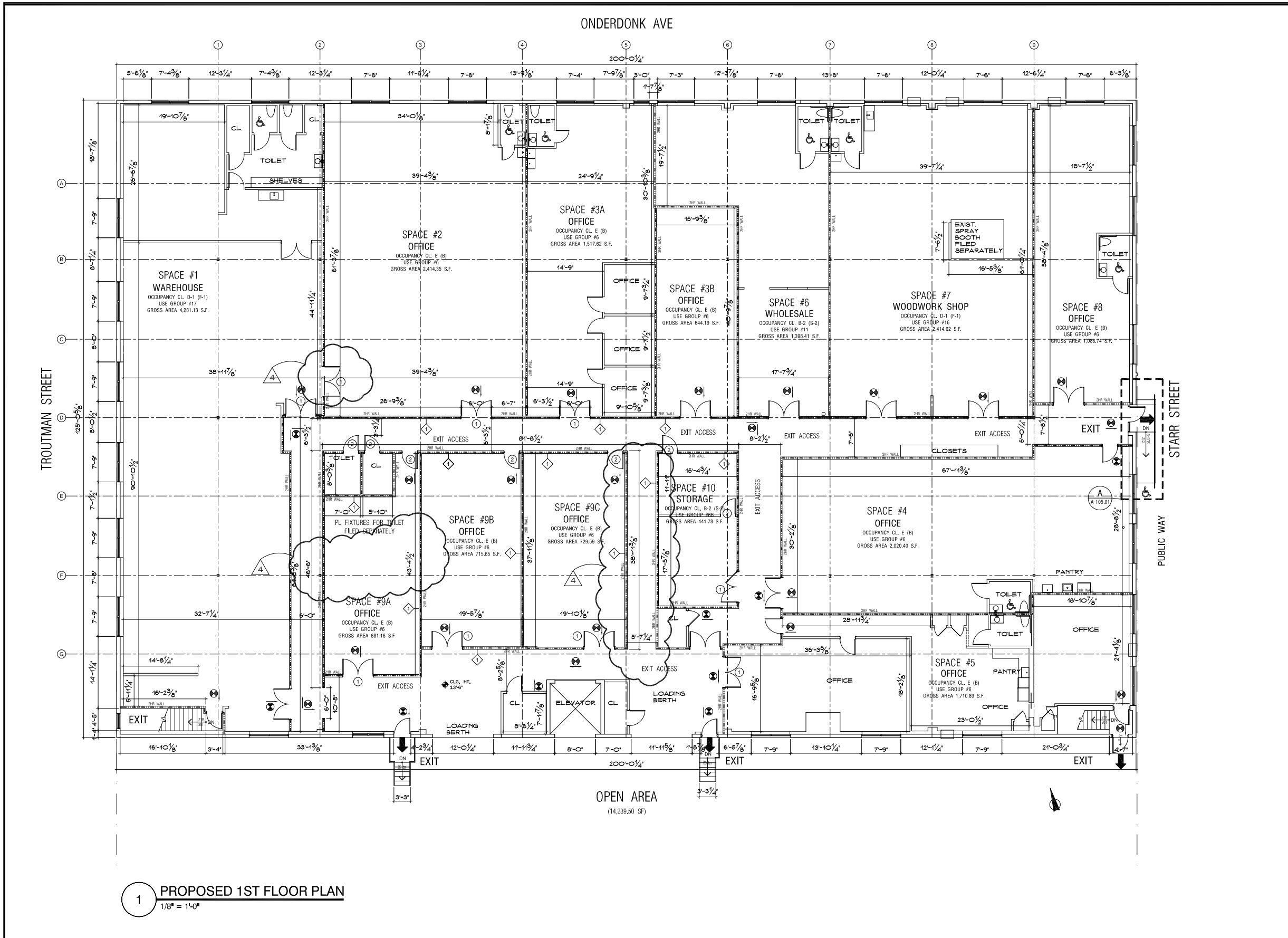


PROPERTY  
PHOTOS





# FLOOR PLAN UPPER LEVEL



1 PROPOSED 1ST FLOOR PLAN  
1/8" = 1'-0"

**DOOR FINISHES:** DANI ARCHITECTURE, PC  
25-29 24th Avenue  
Astoria, NY 11102  
937.888.8779  
937.208.8729  
bgd@danibgd.com  
www.danibgd.com

**DATE:** 12/04/2020

**PROJECT:** STAR STREETS, LLC  
18-31 STARR ST., SUITE 5, RIDGEWOOD, NY 11385  
VOICE: 917.752.9322  
EMAIL: info@starstreets.com

**CONSULTANT:**

**CONSULTANT:** STRUCTURAL ENGINEERING SYSTEMS, PLLC  
2344 42ND AVENUE 2ND FL. SUITE 202, RIDGEWOOD, NY 11385  
VOICE: 718.224.7151 / FAX: 718.224.7150  
EMAIL: info@ses-engineers.com

**SUPERVISOR:** LINE DESIGN  
22-41 26TH STREET ASTORIA, NY 11105  
VOICE: 917.961.5003  
EMAIL: info@kaplonbelo.com

**EXAMINER APPROVAL STAMP:**

DOB JOB #421572168

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	12/04/2020
2	ISSUE FOR PERMIT	12/04/2020
3	ISSUE FOR PERMIT	12/04/2020
4	ISSUE FOR PERMIT	12/04/2020

**PROPOSED RENOVATION AND REVISE CERTIFICATE OF OCCUPANCY**

**PROJECT ADDRESS:** 18-31 STARR STREET, RIDGEWOOD, NY 11385

**DRAWING TITLE:** 1ST FLOOR PLAN

**SCALE:**

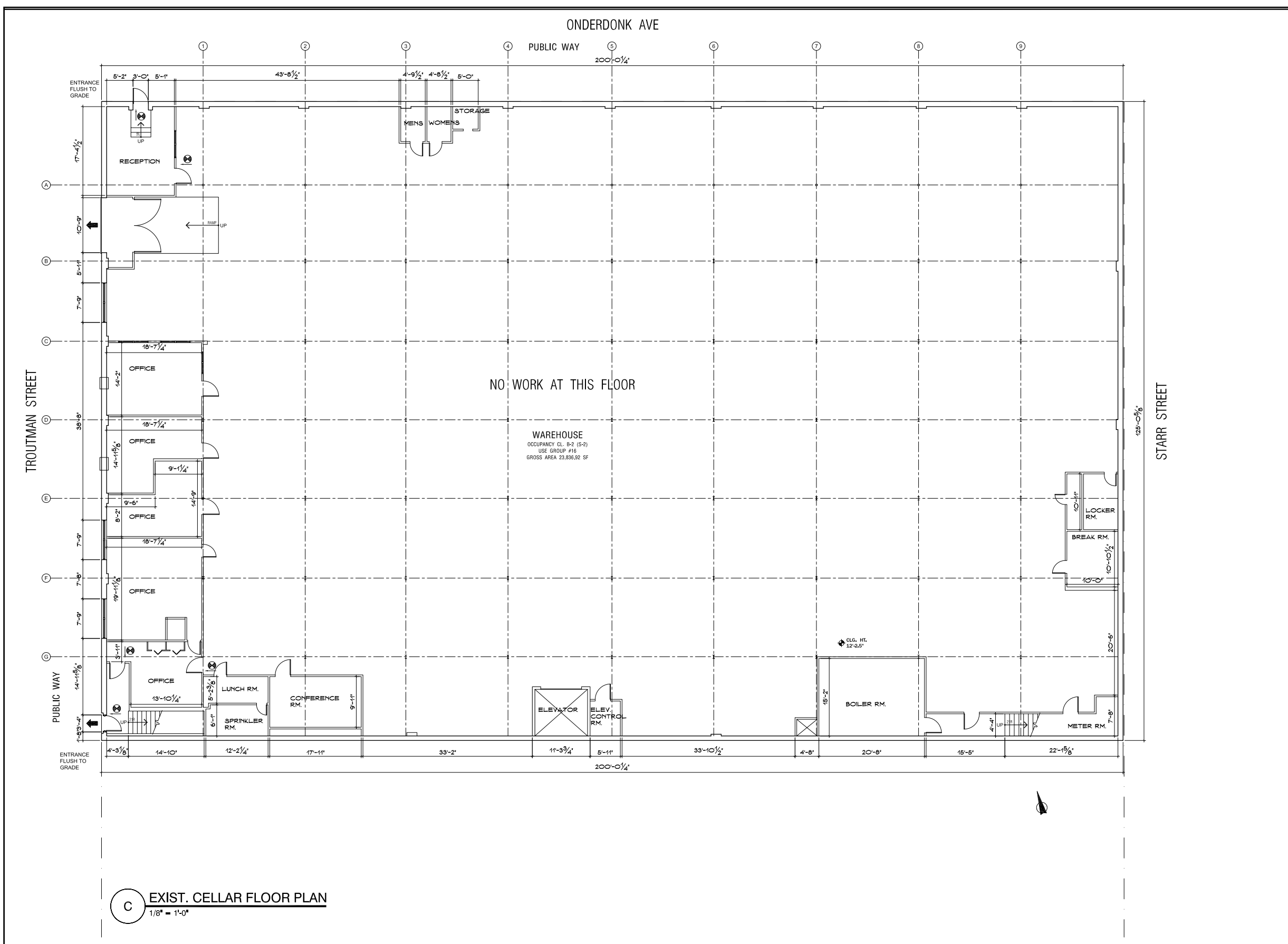
**JOB 17-015 IDWG 08**  
1/8" = 1'-0"

**DESIGNED BY:** B.G. DANI  
**SCALE:** AS NOTED  
**DATE:** 12/04/2020  
**DRAWN BY:** B.G. DANI

**PROJ:** A-103.04

**ISSUED JOB STAGER**

# FLOOR PLAN LOWER LEVEL



C EXIST. CELLAR FLOOR PLAN  
1/8" = 1'-0"

**DOOR FINISHES:** DANI ARCHITECTURE, PC  
25-29 24th Avenue  
Astoria, NY 11102  
937.888.8779  
937.208.8729  
bgd@danibgd.com  
www.danibgd.com

**DATE:** 12/04/2020

**PROJECT:** STAR STREETS, LLC  
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VOICE: 917.752.9322  
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**CONSULTANT:**

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**EXAMINER APPROVAL STAMP:**

DOB JOB #

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	12/04/2020
2	ISSUE FOR PERMIT	12/04/2020
3	ISSUE FOR PERMIT	12/04/2020
4	ISSUE FOR PERMIT	12/04/2020

**PROPOSED RENOVATION AND REVISE CERTIFICATE OF OCCUPANCY**

**PROJECT ADDRESS:** 18-31 STARR STREET, RIDGEWOOD, NY 11385

**DRAWING TITLE:** CELLAR FLOOR PLAN

**SCALE:**

**JOB 17-015 IDWG 06**  
1/8" = 1'-0"

**DESIGNED BY:** B.G. DANI  
**SCALE:** AS NOTED  
**DATE:** 12/01/2017  
**DRAWN BY:** B.G. DANI

**PROJ:** A-101.00

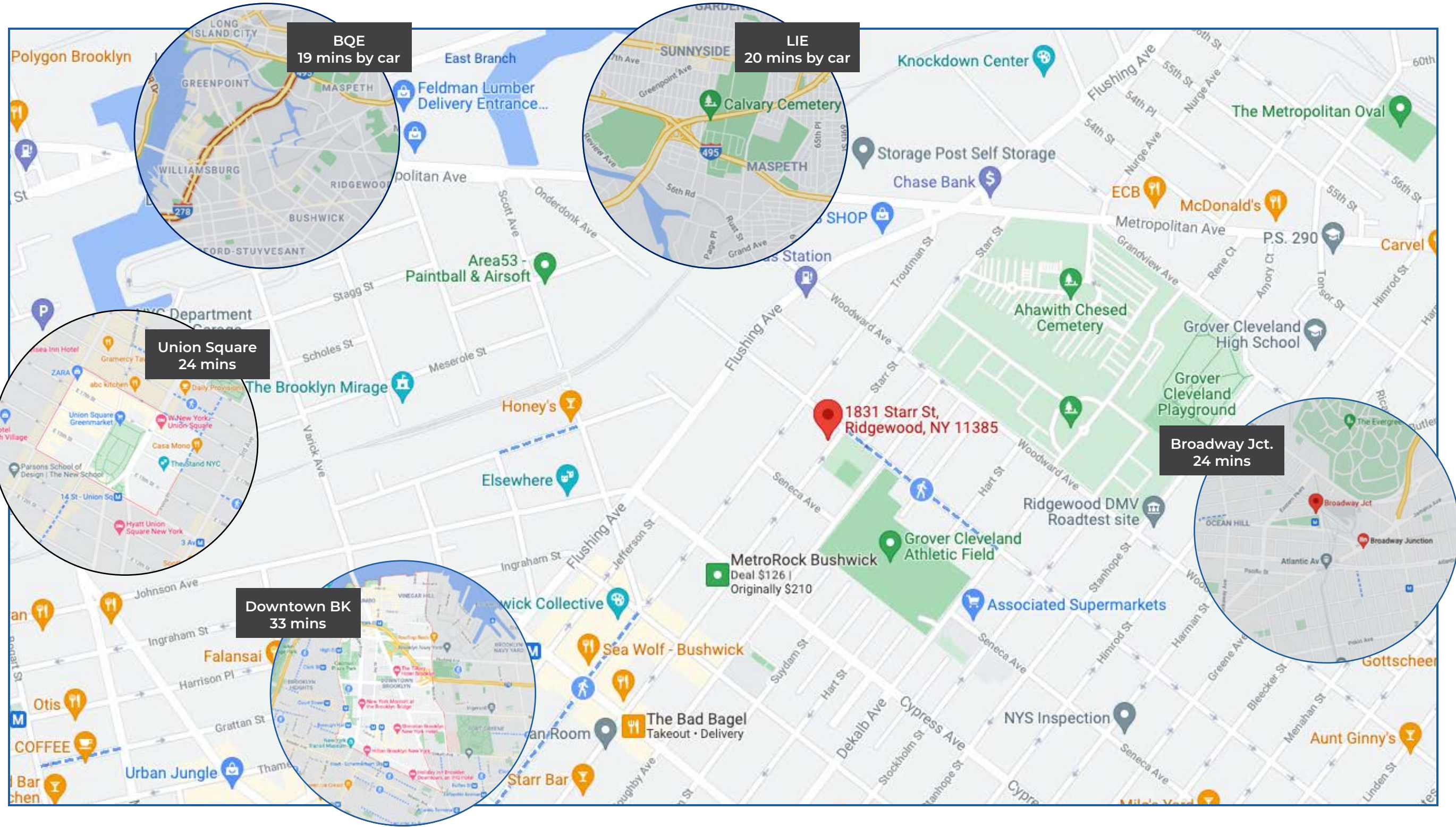
**ISSUED JOB STAGER**







# TRANSPORTATION BY CAR OR TRAIN



## KEY TRANSPORTATION

8 min walk to the Jefferson street L train stop, which provides access to all corners of Manhattan (Union Square, Long Island City, Downtown Brooklyn, Midtown Manhattan, Meatpacking District, Financial District, Lower East Side).

The property is easily accessible by car; Jackie Robinson Parkway is located less than 5 miles away, Atlantic Ave (3 miles), Fulton Ave (5 miles), Long Island Expressway (3.5 miles), Brooklyn Queens Espressway (2.7 miles) and Eastern Parkway (6 miles).

## PROPERTY TAX MAP



Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice.  
Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

