

FOR SALE

19-49

Troutman Street

Queens, NY 11385

2-Story Vacant Industrial
Opportunity in Ridgewood



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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
Zoning

1.00
FAR

12,586
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: \$3,500,000

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

Steven Trow x305
strow@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 24, 2026 5:20 pm

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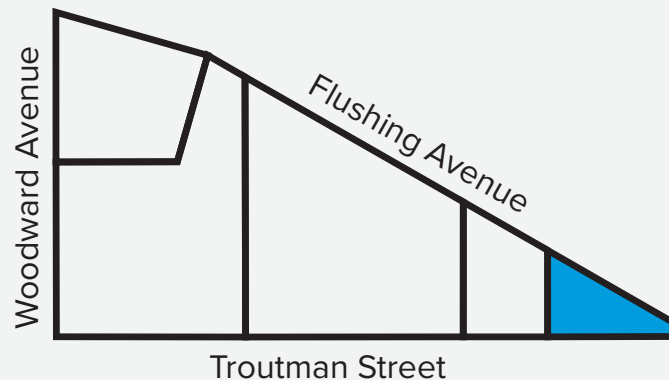


3376

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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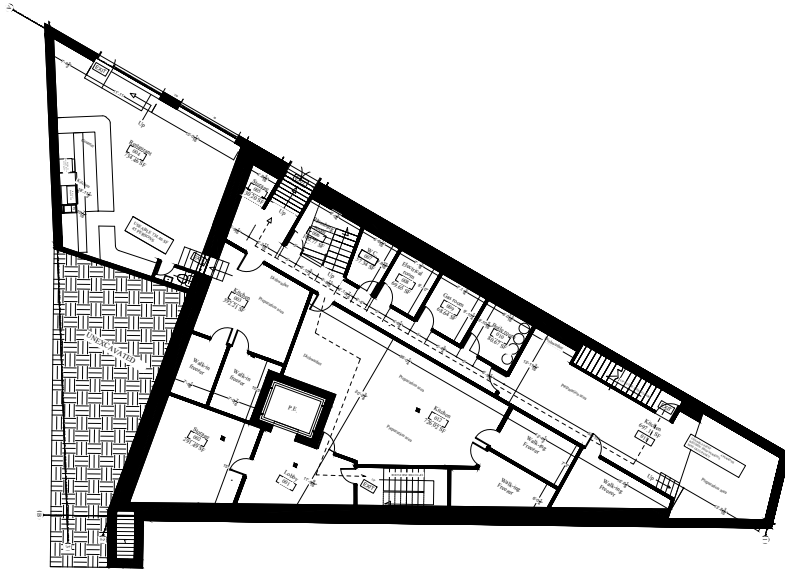
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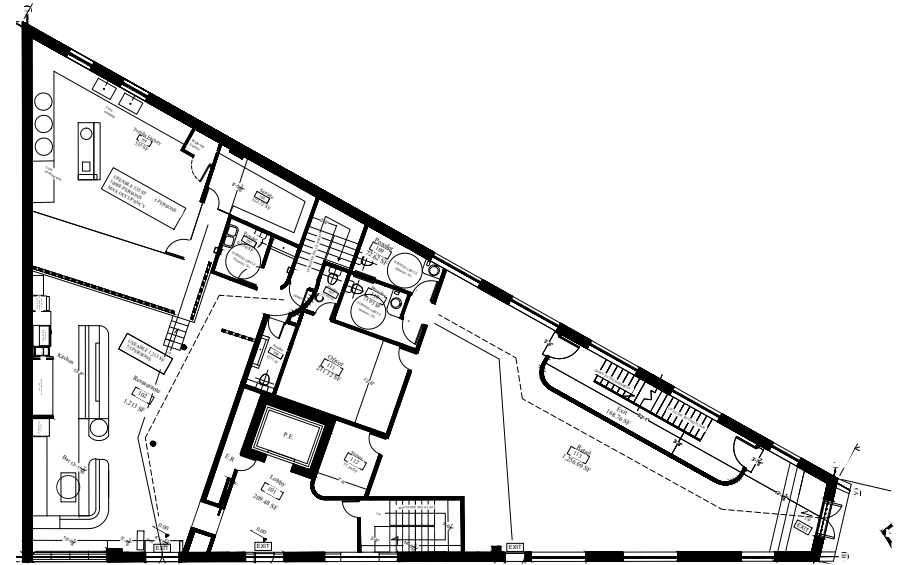


FLOOR PLANS

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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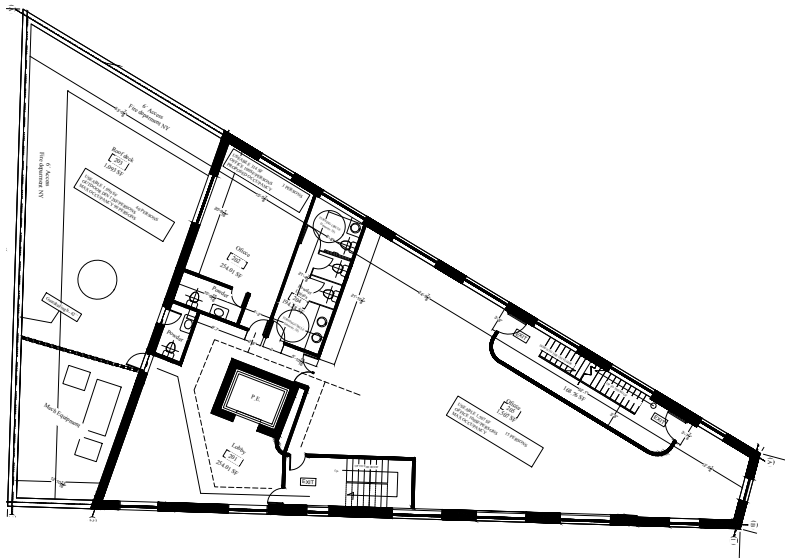
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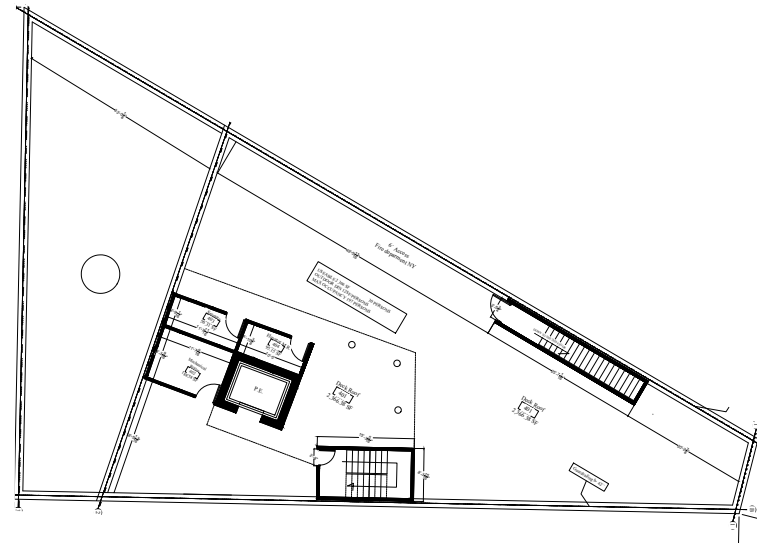
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FLOOR PLANS

2nd Floor Construction Plan



Roof Construction Plan



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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

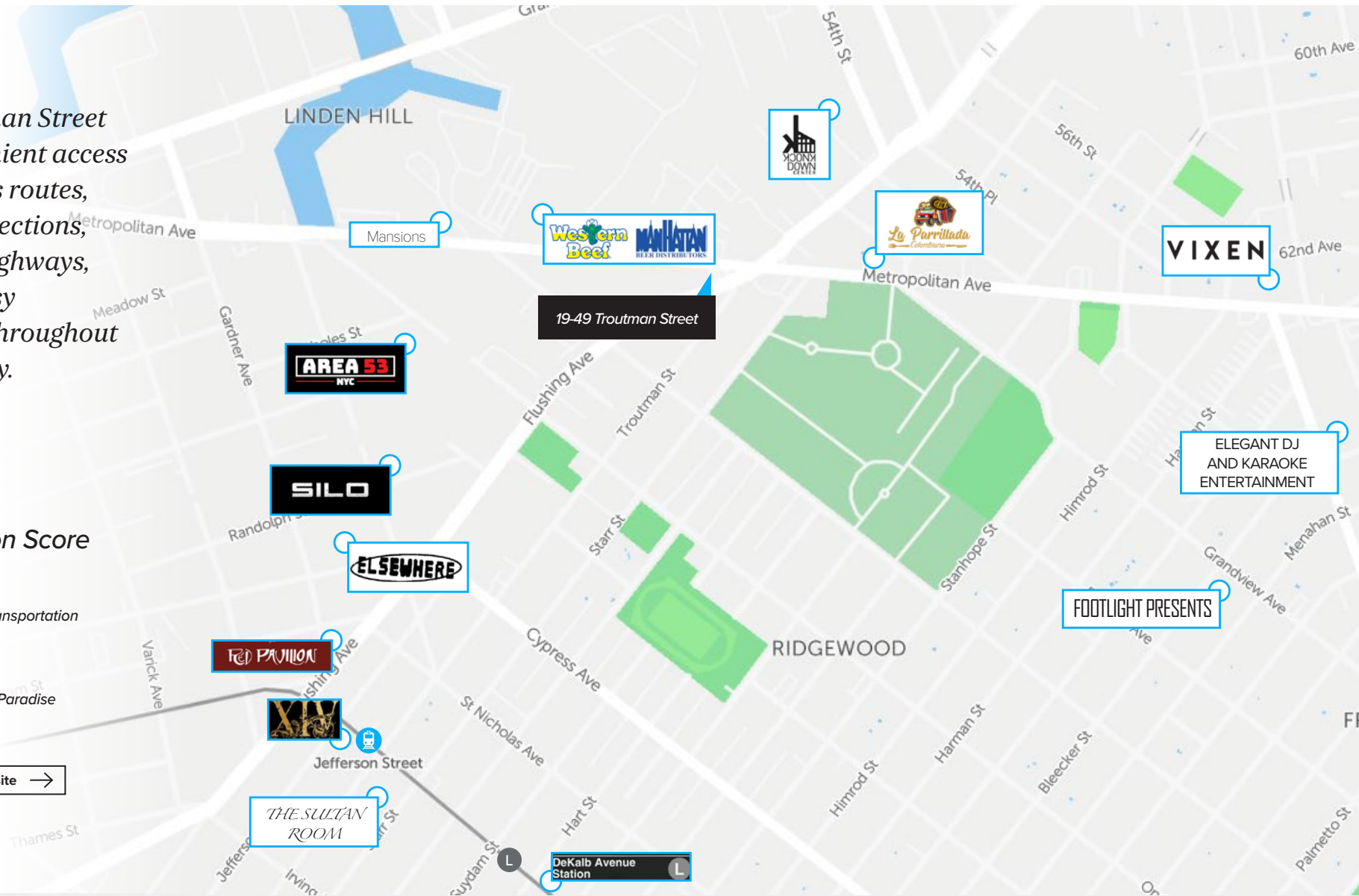
Public Transportation



82

Walker's Paradise

[Visit Walk Score Website](#) →



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