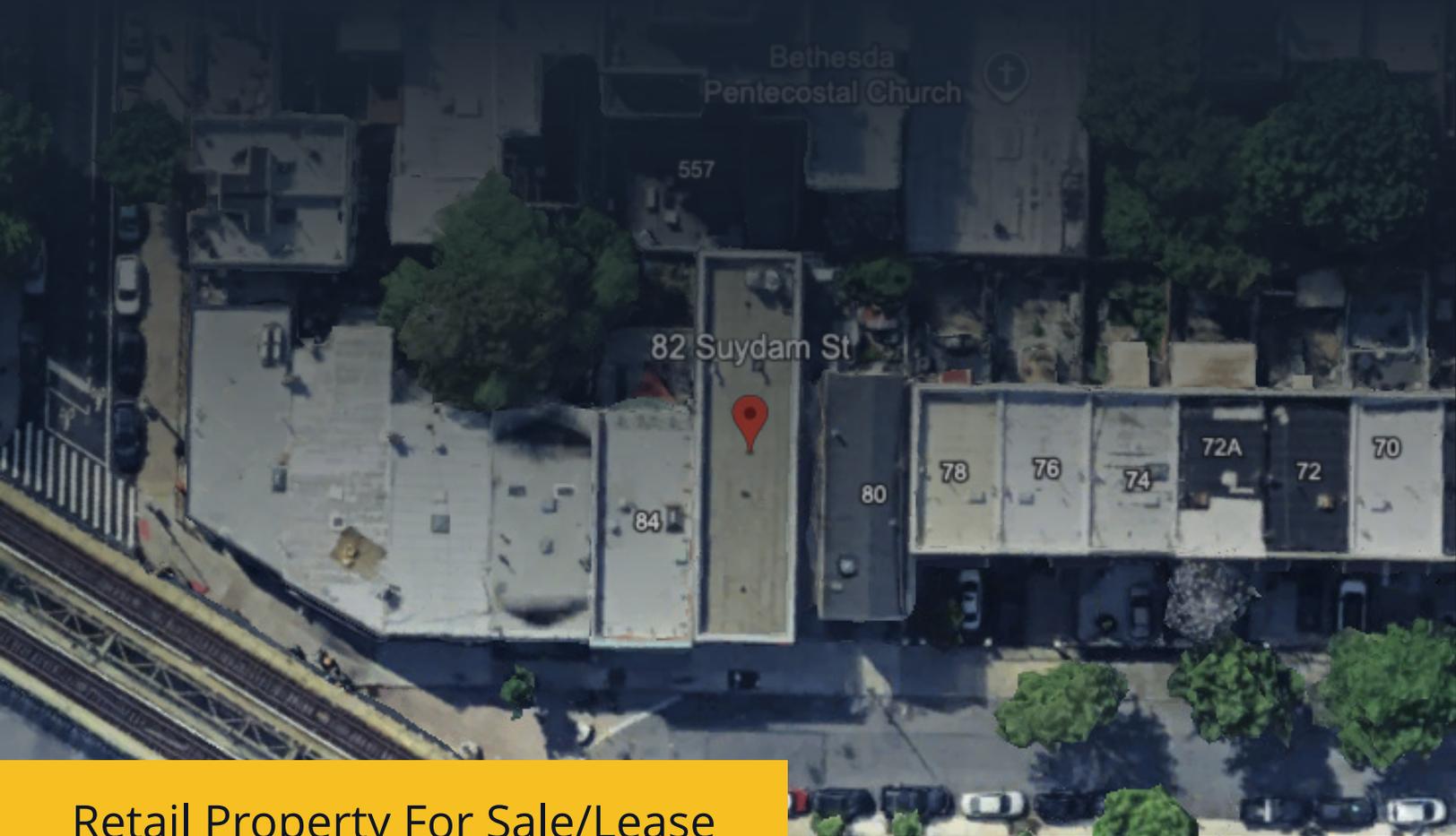


BUSHWICK, NY 11221

82 Suydam Street



Retail Property For Sale/Lease

PROPERTY DESCRIPTION

Prime +/-3,116 SF Retail Building Available For Sale or Lease in Bushwick, Brooklyn. This building features a +/-2,434 SF ground floor with +/-682 SF mezzanine, 22' Ceiling Height, Two restrooms and a full basement with 10' ceiling height. Equipped with 400 Amp electrical service and C2-3 Zoning. Will be delivered vacant July 2026.

Asking Rent: \$50 PSF x +/-3,116 SF = \$155,800 / 12 = \$12,983.33 CAM: \$381 Taxes: \$1,241 Total: \$14,605 per month

PROPERTY HIGHLIGHTS

- 22' Ceilings
- C2-3 Zoning
- Full Basement with 10' Ceilings
- 400 Amp Electrical Service
- Built 2020



HedgeStone
COMMERCIAL
REAL ESTATE

STEVEN BEZMEN

Licensed Associate Real Estate Broker

516.419.2752

steven.bezmen@hedgestone.com

HedgeStone Commercial Real Estate
164 Main Street, Huntington, NY 11743
<http://www.hedgestonecre.com>

Property Summary

BUSHWICK, NY 11221

82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE



PROPERTY DESCRIPTION

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PROPERTY HIGHLIGHTS

- 22' Ceilings
- C2-3 Zoning
- Full Basement with 10' Ceilings
- 400 Amp Electrical Service
- Built 2020

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lease Rate:	\$50.00 SF/yr (MG)
Available SF:	3,116 SF
Lot Size:	0.064 Acres
Building Size:	3,116 SF
NOI:	\$154,285.00
Cap Rate:	7.35%

DEMOGRAPHICS

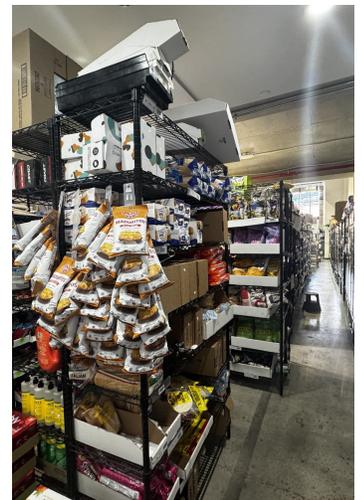
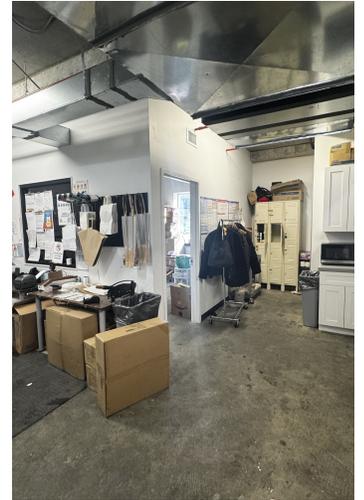
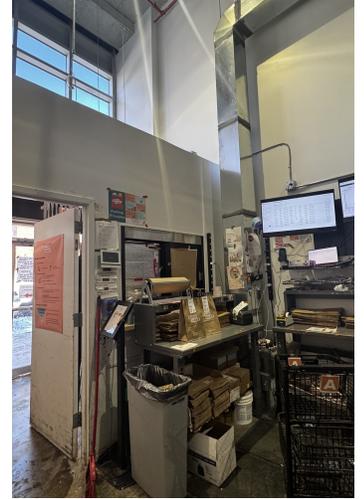
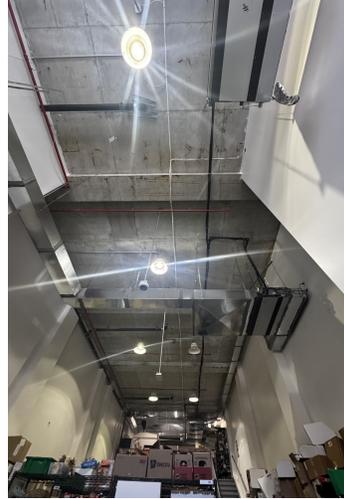
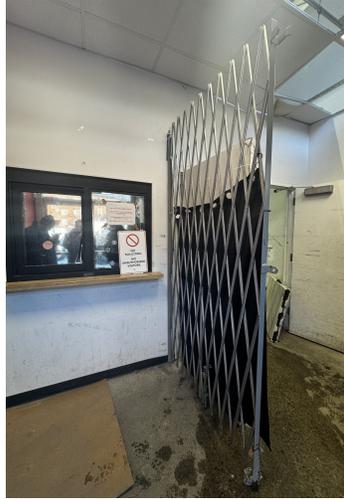
	1 MILE	3 MILES	5 MILES
Total Households	65,752	436,402	1,326,275
Total Population	173,390	1,116,495	3,269,160
Average HH Income	\$97,450	\$112,746	\$126,942

Additional Photos

82 Suydam St

BUSHWICK, NY 11221

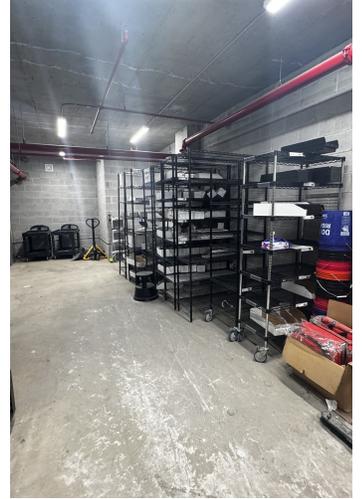
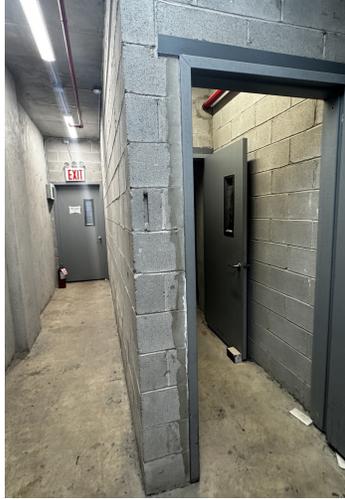
82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE



Additional Photos

BUSHWICK, NY 11221

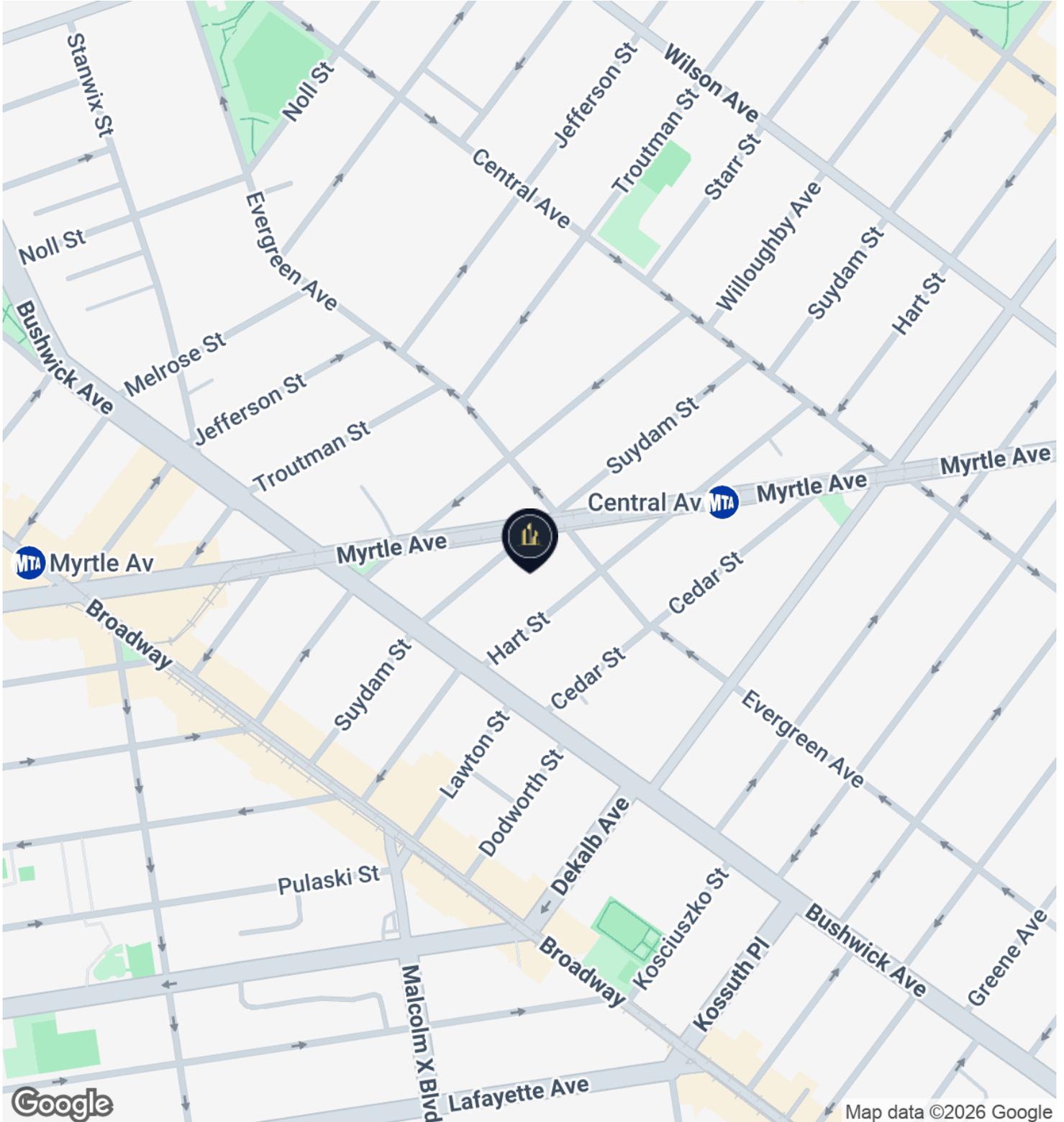
82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE



Location Map

BUSHWICK, NY 11221

82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE



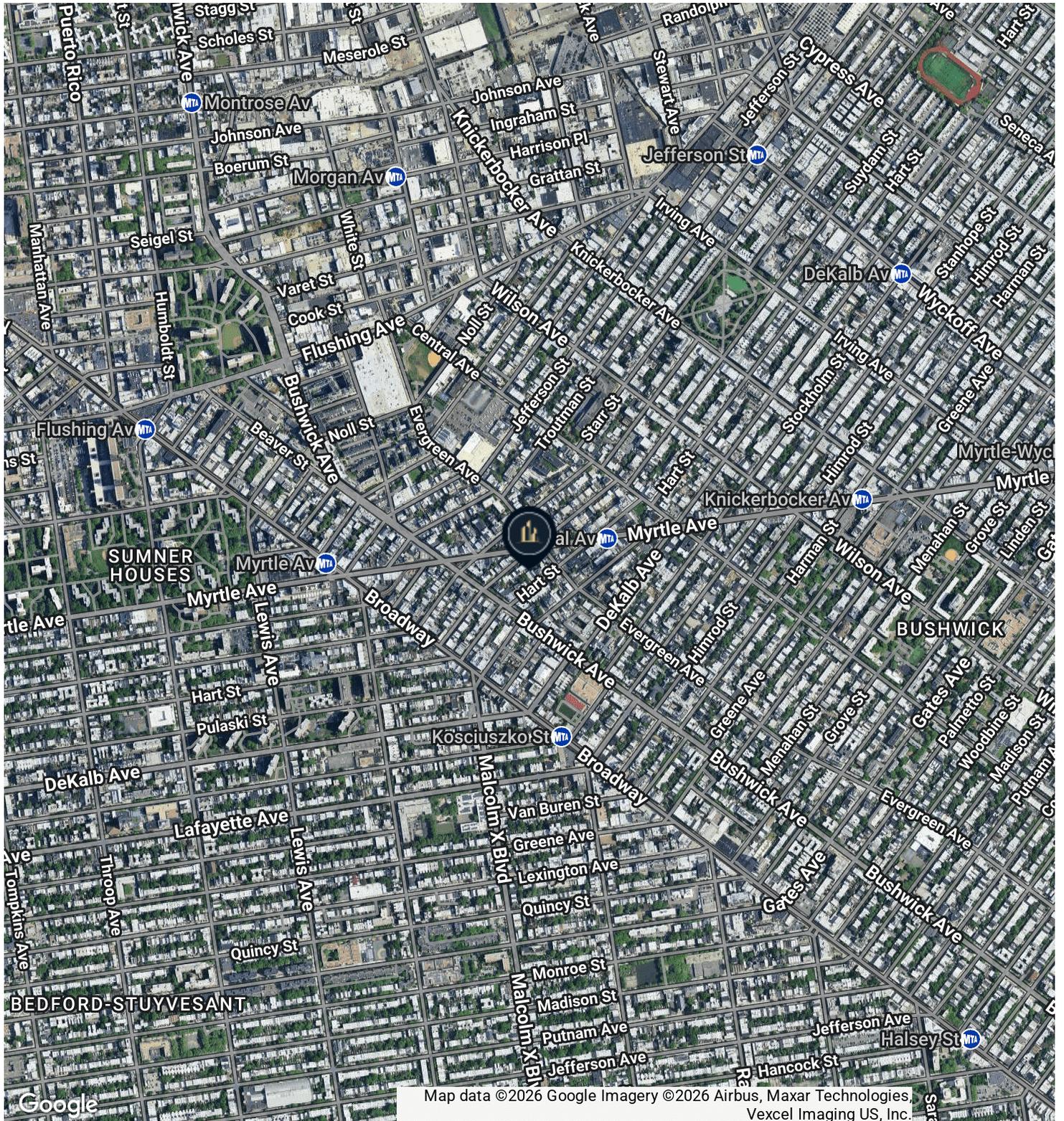
STEVEN BEZMEN

516.419.2752 | steven.bezmen@hedgestone.com

Location Map

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82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE



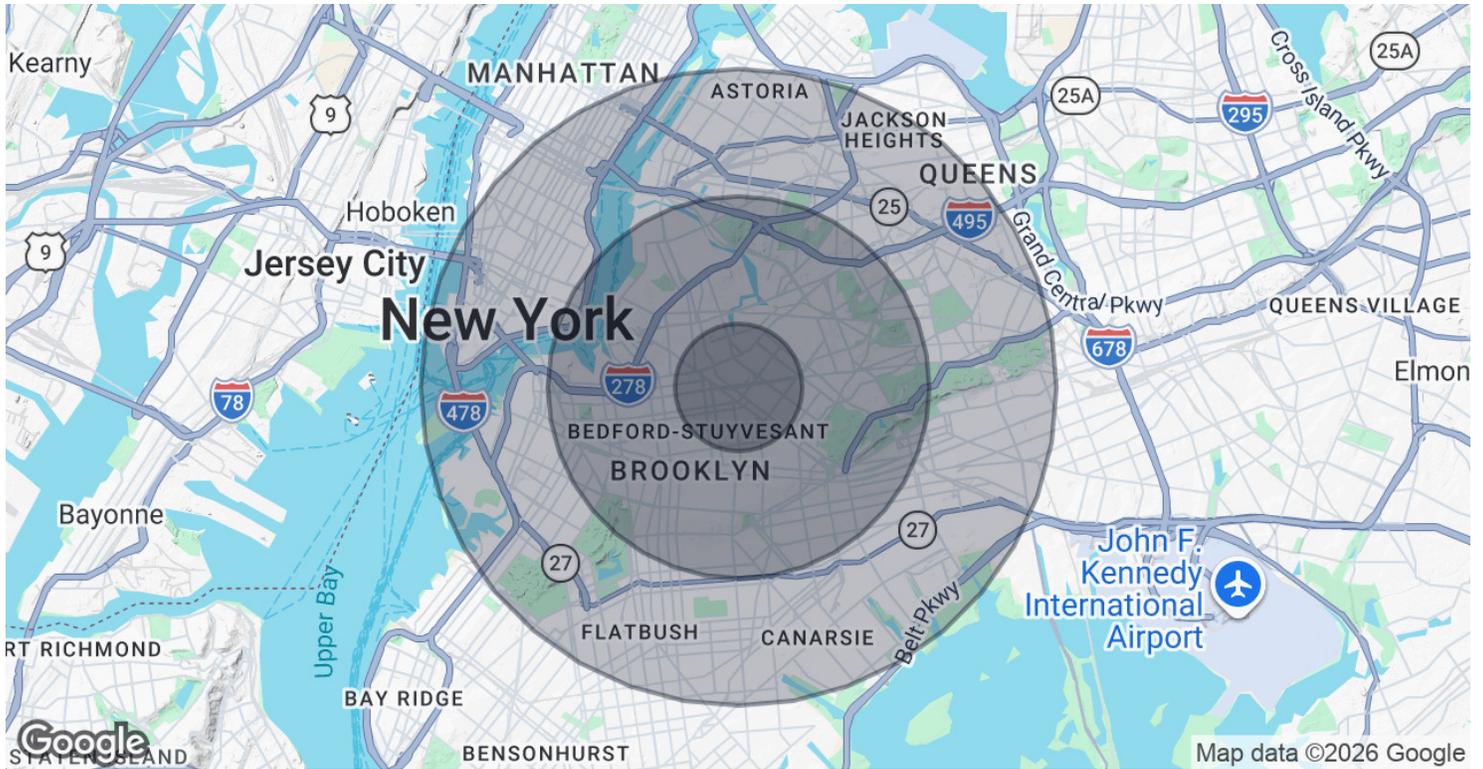
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STEVEN BEZMEN

516.419.2752 steven.bezmen@hedgestone.com

Demographics Map & Report

BUSHWICK, NY 11221
82 SUYDAM STREET | RETAIL PROPERTY FOR SALE/LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	173,390	1,116,495	3,269,160
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	65,752	436,402	1,326,275
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$97,450	\$112,746	\$126,942
Average House Value	\$1,073,410	\$1,125,709	\$1,057,746

Demographics data derived from AlphaMap

CONTACT



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