



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Vacant Ground Floor Community Facility Condo For Sale Plus Cellar

3,300 SF • 1 Unit

358 Grove St • Brooklyn • NY

Offered at **\$949,000**

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Jack Sardar
📞 718.437.6100 x106
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Location Overview

Located in the Bushwick neighborhood of Brooklyn between Wyckoff Ave & Myrtle Ave near the Myrtle - Wyckoff Ave subway station.

Nearest Transit: L & M trains at Myrtle - Wyckoff Ave and the B13, B54, Q55, B52, Q58, & B26 bus lines.

Nearby tenants include RBSCC Bushwick Homebase, La Pausa Coffee Brunch & lunch, Wyckoff Restaurant, Brooklyn Repairs, Sam Burger & Grill, Rosita, Red Scorpion Tattoo, The Bushwick Diner, Ski Fountain Liquor Store, Lucky Garden, Old Stanley's Bar, Talon Bar, KFC, Dunkin', McDonald's, ABC Super Stores, Myrtle & Wyckoff Deli & Grill, Blink Fitness, K&K Buffet & Cajun Seafood, and more!

Main Highlights

- ▶ Vacant
- ▶ Move-in ready
- ▶ Ground floor condo
- ▶ Abundant natural sunlight
- ▶ Large windows
- ▶ Parking is available for purchase
- ▶ Taxes: \$5,700 per year
- ▶ CAM: \$1,508 per month
- ▶ Building Size: 3,300 SF plus 1,000 SF cellar



3,300 SF

Total Building Size

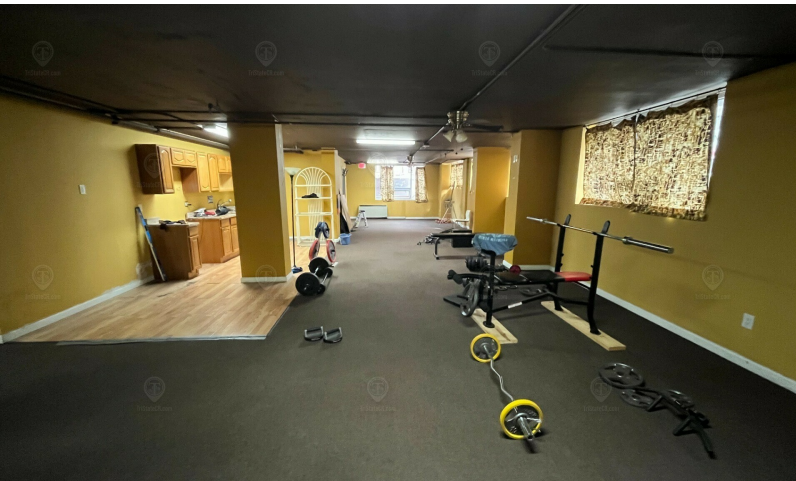
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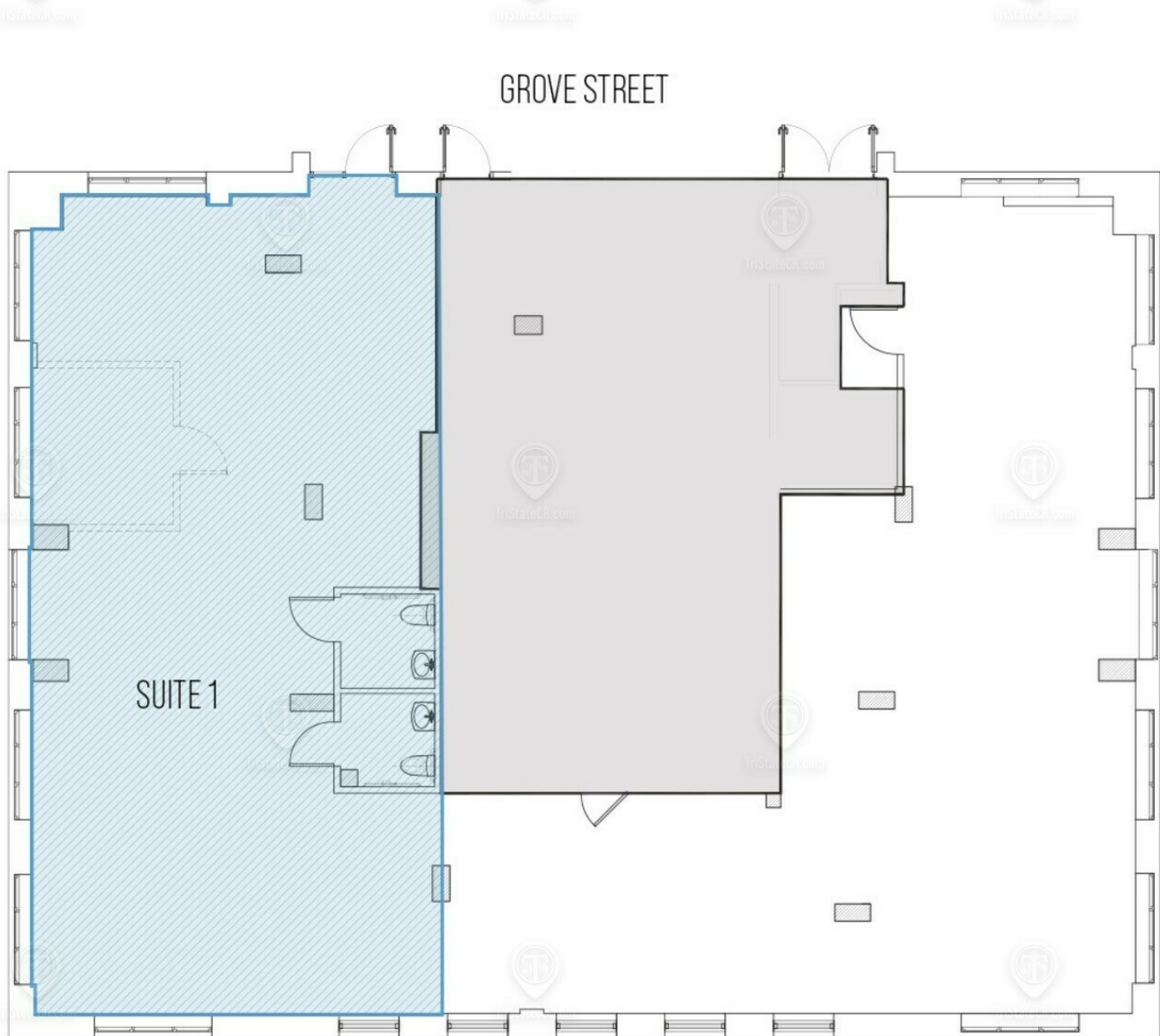
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358 GROVE STREET
TOTAL AVAILABLE SPACE: 3,300 SF

ALL SQUARE FOOTAGES
ARE APPROXIMATE

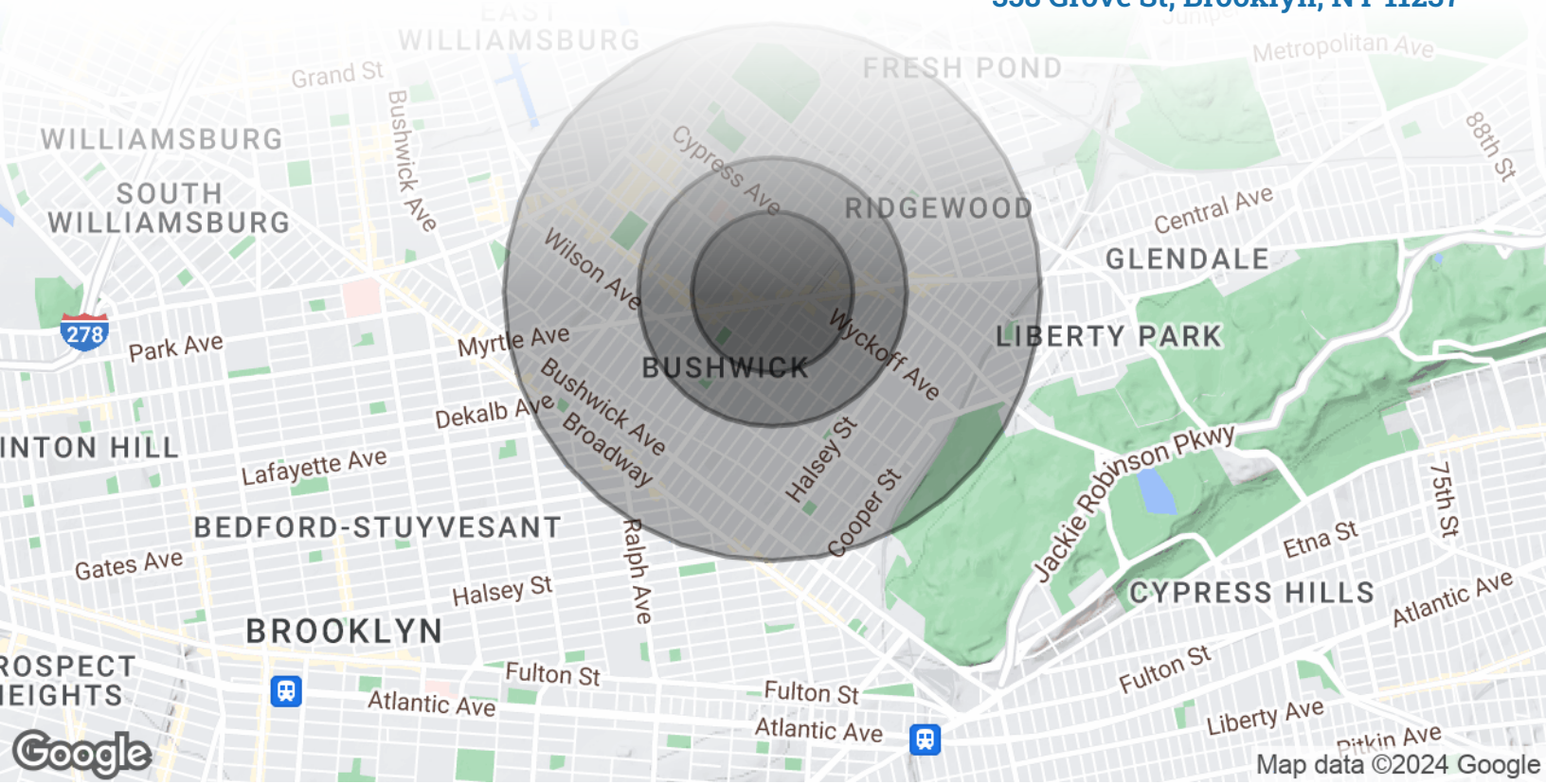
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	20,151	57,654	166,095
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	36	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7,095	20,504	60,896
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$102,713	\$100,002	\$100,643
Average House Value	\$1,208,567	\$1,059,070	\$1,050,558



166,095

People within 1 Mile



\$100,643

Avg Household Income

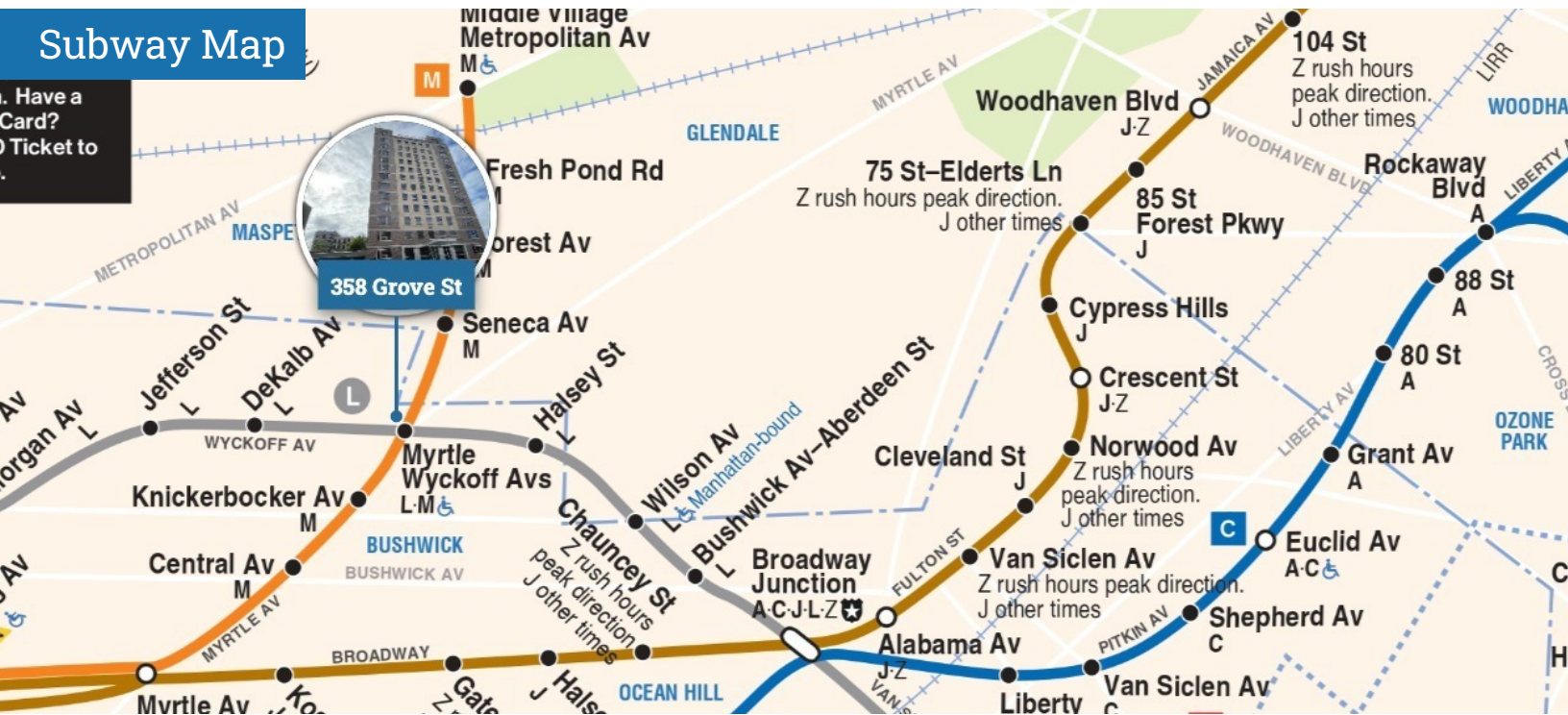
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Facility Condo For Sale Plus Cellar

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