

# THE J. RUBINSTEIN TEAM

## 888 Wyckoff Avenue

**\$6,450,000**

Price

**20**

Units

**Bushwick**

Location



### PROPERTY INFORMATION

Address	888 Wyckoff Ave
Units	20
Location	Bushwick/ Ridgewood
Price	\$6,450,000
Block/Lot	03393-0051

### DESCRIPTION

888 Wyckoff is a 20-unit building situated in a desirable neighborhood between Bushwick and Ridgewood featuring all triple net leases. This building presents a prime investment opportunity due to its low vacancy rate, with only one unoccupied unit, and all tenants in good standing. This property offers the opportunity for steady rental income or significant added value through renovation.

### OWNER EXPENSES

Maintenance	\$18,000
Insurance	\$14,500
Taxes	\$4,528

**TOTAL ANNUAL EXPENSES \$37,028**

### RENT ROLL

Gross Income	\$529,744
Less Expenses	\$37,028
<b>NET OPERATING INCOME</b>	<b>\$492,716</b>
<b>CAPRATE</b>	<b>7.64%</b>



### JUSTIN RUBINSTEIN

LICENSED ASSOCIATE REAL ESTATE BROKER  
FOUNDER OF THE J. RUBINSTEIN TEAM  
MOBILE: 646-320-7745  
J.RUBINSTEIN@COMPASS.COM

**COMPASS**

# THE J. RUBINSTEIN TEAM

## 888 Wyckoff Avenue

### SPONSOR RENT ROLL

UNIT	TYPE	STATUS	LEASE START	LEASE EXPIRES	MONTHLY RENT	SF	RENT PSF	ANNUAL RENT
888 Cellar	Storage	Occupied	5/1/2022		\$2,625	850	\$37	\$31,500
888 Ground	Pizza Parlor	Occupied	8/1/2024	7/31/29	\$3,700	850	\$52	\$44,400
888 2F	Hair Salon	Occupied	3/1/2022	2/28/27	\$1,461	425	\$41	\$17,530
888 2R	Office	Vacant			\$1,500	425	\$42	\$18,000
890 Cellar	Church Group	Occupied	1/1/2023	12/31/24	\$2,625	850	\$37	\$31,500
890 Ground	Chinese Restaurant	Occupied	7/1/2020	6/30/25	\$2,664	850	\$38	\$31,974
890 2FR	Sound Studio	Occupied	1/1/2023	12/31/25	\$2,700	850	\$38	\$32,400
892 Cellar	Film Studio	Occupied	1/1/2021	12/31/24	\$2,205	850	\$31	\$26,460
892 Ground	Coffee Shop	Occupied	5/1/2022	4/30/27	\$3,677	850	\$52	\$44,129
892 2F	Law Office	Occupied	3/1/2023	2/28/25	\$1,459	425	\$41	\$17,503
892 2R	Vacant	Vacant			\$1,500	425	\$42	\$18,000
894 Cellar	Combined With Bar	Occupied	7/1/2024	6/30/29	\$0	850	\$0	\$0
894 Ground	Bar	Occupied	7/1/2024	6/30/29	\$6,200	850	\$88	\$74,400
894 2FR	Spa	Occupied	2/1/2024	1/31/26	\$3,000	850	\$42	\$36,000
896 Cellar	Flower Shop	Occupied	5/1/2022	4/30/25	\$2,315	850	\$33	\$27,783
896 Ground	Insurance Office	Occupied	4/1/2018	3/31/25	\$3,039	850	\$43	\$36,465
896 2nd fl F	Clothing Designer	Occupied	7/1/2023	6/30/25	\$1,500	425	\$42	\$18,000
896 2nd fl R	Car Service	Occupied	7/1/2020		\$1,225	425	\$35	\$14,700
Parking					\$750			\$9,000

### NEIGHBORHOOD HIGHLIGHTS

**TOTAL MONTHLY**      **\$44,145**  
**TOTAL ANNUAL**      **\$529,744**



The neighborhood between Bushwick and Ridgewood in Brooklyn is a vibrant mix of cultures and artistic energy, characterized by its eclectic street art and diverse culinary scene. Former industrial spaces have been transformed into trendy cafes, galleries, and music venues, attracting a young, creative crowd. Its tree-lined streets and historic architecture add to its charm, making it a dynamic and sought-after area for residents and visitors alike.



### JUSTIN RUBINSTEIN

LICENSED ASSOCIATE REAL ESTATE BROKER  
 FOUNDER OF THE J. RUBINSTEIN TEAM  
 MOBLIE: 646-320-7745  
 J.RUBINSTEIN@COMPASS.COM

**COMPASS**