

102 Wyckoff Ave

102 Wyckoff Ave, Brooklyn, NY 11237



Presented By:
Prime America Real Estate, Inc.



102 Wyckoff Ave

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Property Details

102 Wyckoff Ave as an exclusive development site to all the buyers, investors & developers in order to take the great advantage of motivated seller. "Value-Add Property Provides the Most Opportunities" This pioneer property is in front of well known Wyckoff Heights Medical Center and Next to the Dekalb L Train Station centrally located at the main commercial hub of Bushwick and Ridgewood, has a lot to offer to the investors, developers or the end users as 6 story Automated Parking Garages. Zoning: R6 Lot: 59.89 ft x 85.39 ft 11,256 sq. ft. residential buildable or 22,234 sq. ft. facility buildable provides unparalleled opportunities for all kind of buyers including sophisticated investors and developers.

Price: \$2,998,000

- R6 Zoning, 11,256 sq. ft. is residential buildable or 22,234 sq. ft. is facility buildable.

▪

The property is located in the heart of Bushwick, near the Wyckoff Heights Medical Center and next to the Dekalb L Train Station.

- "Value-Add Property Provides the Most Opportunities"

▪

Last six month sold data shows the new condominiums in the neighborhood have been sold over \$1,000 per sq.ft.

View the full listing here: <https://www.loopnet.com/Listing/102-Wyckoff-Ave-Brooklyn-NY/27640614/>

Price:	\$2,998,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	0.11 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	R6
APN / Parcel ID:	03248-0033

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Location



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Property Photos



102 WYCKOFF



Untitled (1)

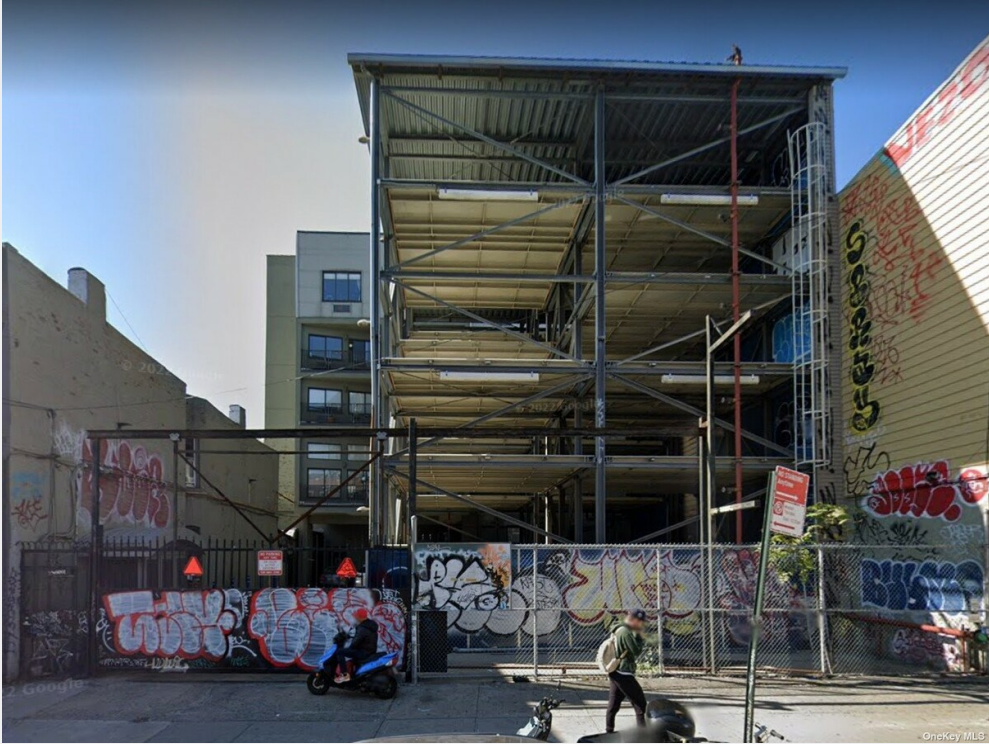
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Property Photos



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Property Photos

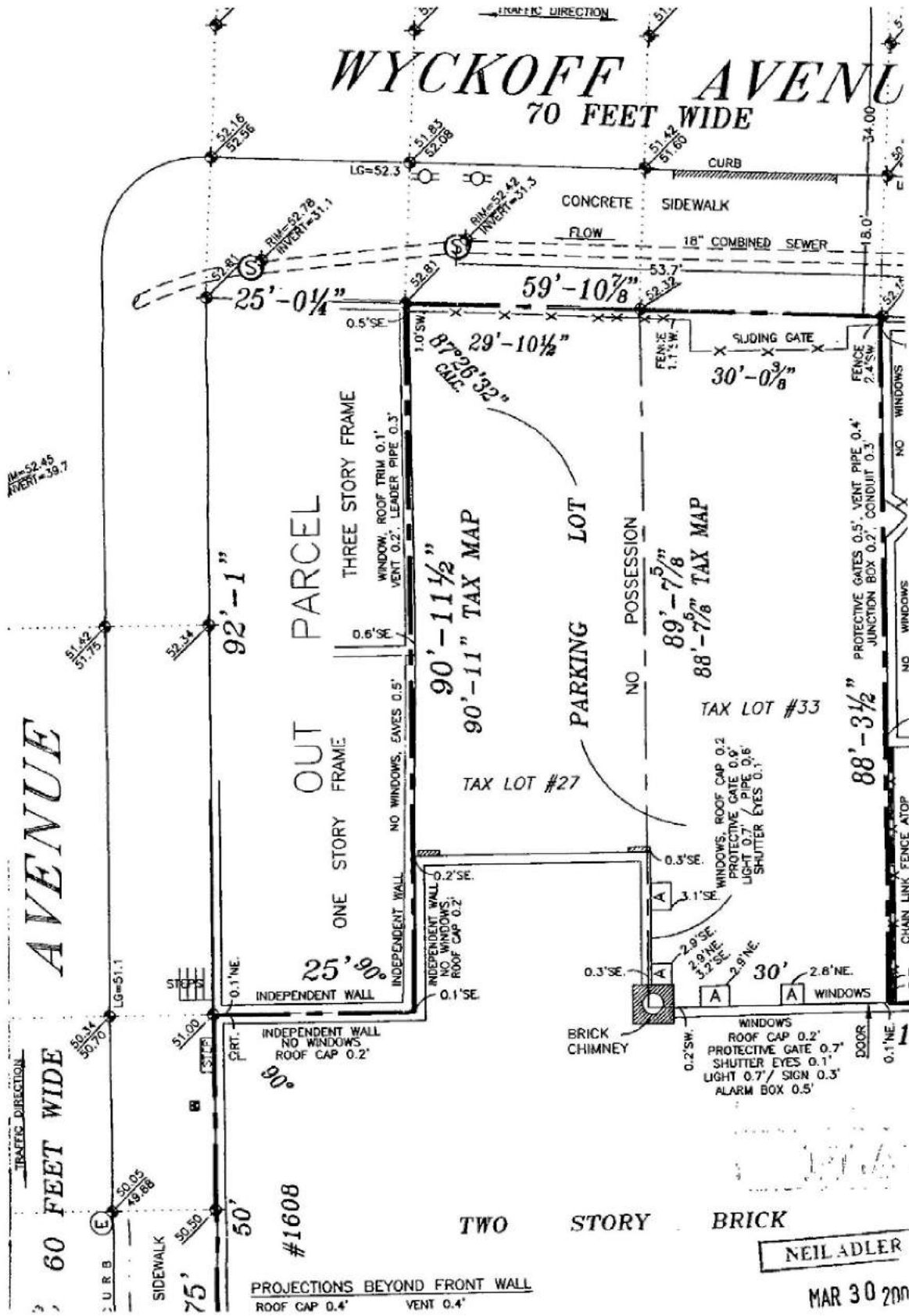


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Plat Map

PROPERTY SURVEY



NEIL ADLER

MAR 30 2000

EXAMINED FOR CONFORMANCE WITH THE
 PREVENTION ONLY AS PER 127

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Gobinda Lama

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**Prime America Real
Estate, Inc.**

6123 Fresh Pond Rd
Queens, NY 11379



Project Cost Analysis

Project name	The Wyckoff Heights Complex	
Location	102 Wyckoff Avenue	
Purchase Price	\$	2,998,000
Residential Buildable		11250
Community Buildable		4800
Total Buildable Sqft.		16050

Comps: 1610 Dekalb Ave

Unit	Purchase price	Sqft	Price/sqft
Unit 3A	\$945,000.00	1,096	\$862.00
Unit 3E	\$700,000.00	826	\$847.00
Unit 4B	\$551,300.00	682	\$808.00
		Average Per Sqft	\$839.00

OPTION #1	RESALE
Land Cost Per Buildable Sqft.	\$ 187
Construction Cost Per Buildable Sqft.	\$ 300
Project Cost Per Buildable Sqft.	\$ 487
Closest Comp. Per Sqft.	\$ 750
Profit Margin Per Sqft.	\$ 263
Construction Cost	\$ 4,815,000
Total Project Cost	\$ 7,813,000
Total Resell Value	\$ 12,037,500
Profit Margin	\$ 4,224,500

OPTION #2	SALE + LEASE
Condo For Sale Per Sqft \$750	\$ 8,437,500
Profit Margin	\$ 624,500
Commercial Lease Per Sqft \$65	\$ 312,000
Annual Bonus Income + Commercial Ownership	\$ 312,000