

MIXED-USE CORNER BUILDING INVESTMENT OPPORTUNITY | 4 APARTMENTS, RETAIL SPACE, 2 GARAGES



Price: \$ 2,600,000

BUILDING DETAILS

LOT SIZE	25 ft x 87 ft
BUILDING SIZE	25 ft x 56 ft (4,200 SqFt)
ZONING	R6, C1-3
RESIDENTIAL FAR	2.43
FACILITY FAR	4.8

A ground floor retail unit and four free market residential units above. This property offers you high foot traffic for your business.

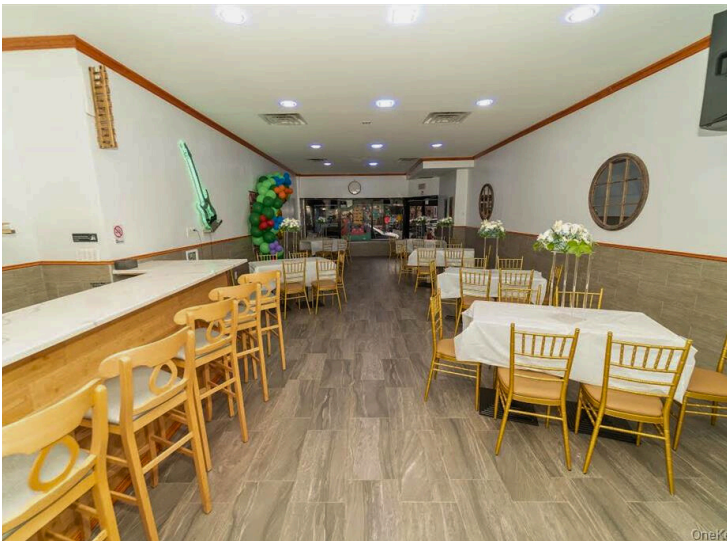
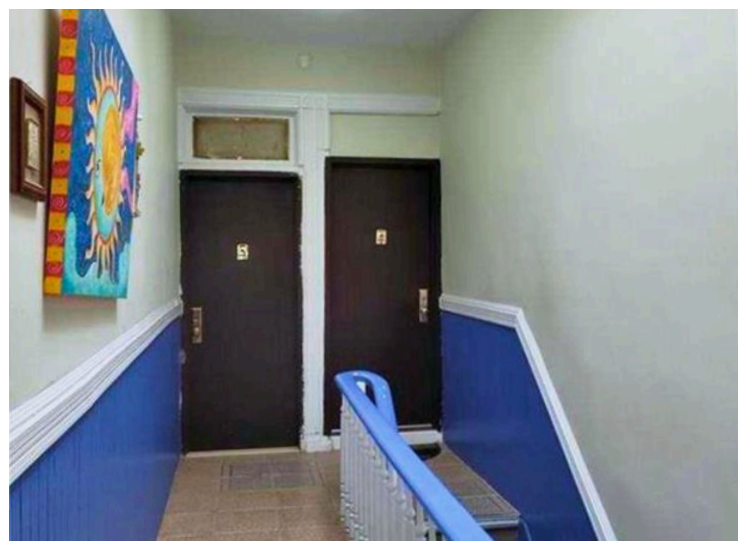
Contact Luz S. Lopez
646-244-3220 for more details!

283 Wyckoff Avenue Brooklyn, NY 11237

- 🏠 3-Story Walk-up
- 📍 Prime Location: Corner of Wyckoff Ave & Grove St.
- 🚇 2 Blocks from M/L Train at Myrtle Wyckoff.
- 💡 Tenants pay own utilities.
- 💰 Gross Income: \$214,800 | NOI: \$177,000.
- 📊 CAP Rate: 6.81%.

UNITS	PROJECTED
COMMERCIAL (VACANT) SPACE	\$8,000
APT 2L	\$2,300
APT 2R (VACANT)	\$3,000
APT 3L	\$2,300
APT 3R	\$2,100
GARAGE	\$400
Approx. Gross Monthly Income	\$18,000
Approx. Gross Annual Income	\$217,200

EXPENSES	COSTS
REAL ESTATE TAXES	\$13,000
INSURANCE	\$12,000
FUEL	\$4,000
WATER/SEWER	\$9,000
ELECTRIC	\$2,000
Approx. Gross Annual Expenses	\$40,000





EXECUTIVE SUMMARY

Prime mixed-use corner building at 283 Wyckoff Avenue, Brooklyn—featuring a ground-floor retail space, four free market apartments, and two garages. Located just 2 blocks from the M/L Myrtle-Wyckoff station, this high-visibility property generates strong rental income with upside potential from vacant units. Offering a CAP rate of 6.81% and NOI of \$177,000, it's a rare investment opportunity in one of Brooklyn's fastest-growing neighborhoods.



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