

**BUSHWICK / RIDGEWOOD RETAIL • WHITE BOX • SPLIT-SYSTEM HVAC • ~600 SF + BASEMENT**



## 868 WYCKOFF AVENUE RETAIL #3

LOCATED BETWEEN CORNELIA STREET AND JEFFERSON AVENUE

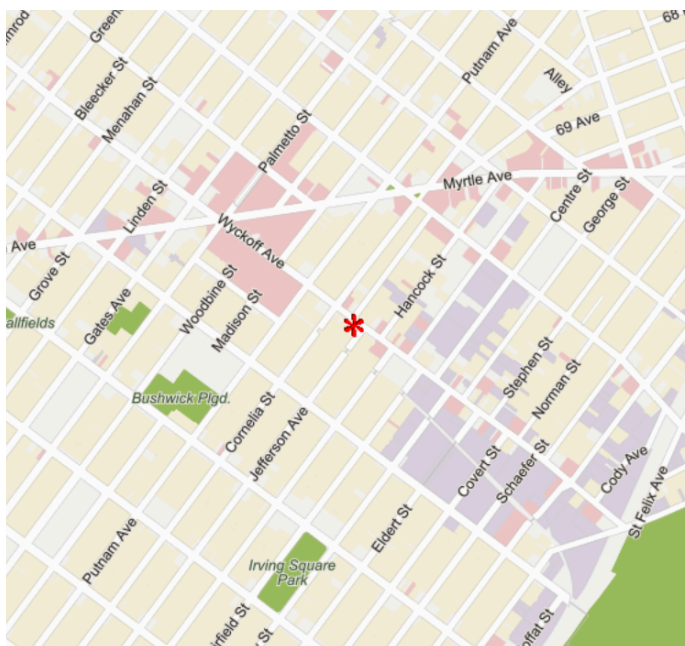
- Prime retail opportunity on Wyckoff Avenue (Bushwick / Ridgewood border)
- Approx. 600 SF ground floor space + basement access
- Clean rectangular layout, efficient use of space
- Private restroom
- Delivered white box
- Owner will provide tenant improvements
- Split-system HVAC
- Electrical to be provided as needed
- All uses considered
- Strong retail corridor with consistent foot traffic
- Positioned in a high-density residential neighborhood
- Ability to combine with adjacent spaces for up to approx. 2,000 SF
- Images are for reference only; the owner will deliver the space in a condition consistent with the shown renderings.

### EVERGREEN REALTY AND INVESTMENTS

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**\$3,250/MONTH**



FLOORPLAN:

