

VACANT FREE MARKET MIXED-USE • 2 APARTMENTS + STORE



855 WYCKOFF AVENUE

CORNELIA STREET AND JEFFERSON STREET

- **VACANT** Storefront with 10' ceilings for owner-use or lease.
- **VACANT** 3-bedroom with dishwasher and 2-bedroom with spacious backyard both renovated in 2015.
- The 1,854 sq ft structure plus cellar presents an ideal canvas for cosmetic upgrades.
- The Building is ideally positioned in the center of the block for redevelopment with 6,528 buildable square feet under UAP zoning.
- **Tax Class 1** property taxes of just **\$3,224**.
- Prime Bushwick/Ridgewood location on the **Wyckoff Avenue retail corridor**
- Steps from the Myrtle Avenue **L** and **M** subway stop, in a neighborhood with strong artist-driven growth and rising demand
- Calling all End Users and Investors!

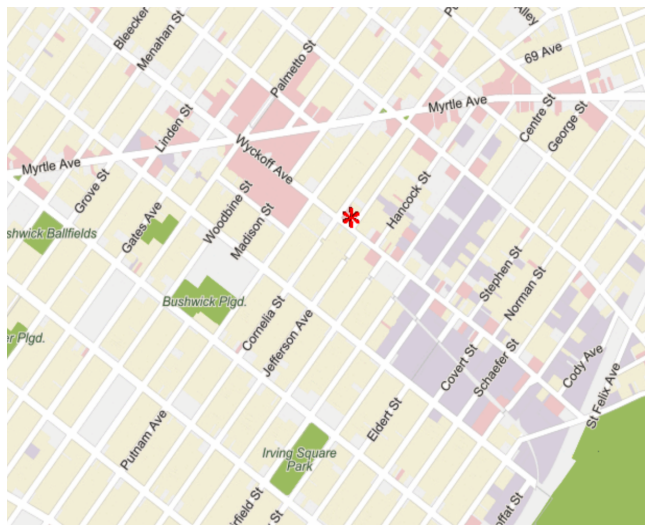
LICENSED BROKER & PRINCIPAL

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\$999,000



BLOCK/LOT	03457-0003
LOT DIMENSION	18' x 91.58'
LOT SF	1,649
STORIES	2
UNITS	2 Residential + 1 Commercial
YEAR BUILT	1920
ZONING	R6B/C2-4
BUILDING DIMENSIONS	18' x 60'
BUILDING SF	1,854
FAR	RES 2 / FAC 2

FLOORPLANS:

