

VACANT FREE-MARKET MIXED-USE • 2 APARTMENTS + STORE • 1,800 SF OF UNUSED AIR RIGHTS



855 WYCKOFF AVENUE

LOCATED BETWEEN CORNELIA STREET AND JEFFERSON STREET

- Vacant mixed-use building with excellent upside
- Two free market residential units plus a ground floor commercial space
- One three bedroom and one two bedroom apartment
- R6B zoning with C2-4 commercial overlay
- 1,440 sq ft building on a 1,649 sq ft lot (18 ft x 91.58 ft)
- Maximum buildable: 3,298 sq ft | Unused FAR: 1,863 sq ft
- Two-story frame construction with full basement
- Located just off Wyckoff Ave's prime retail corridor, near the L and M trains
- Low property taxes: \$3,224/year (Tax Class 1)
- Delivered vacant. Renovate, occupy, or redevelop

LICENSED BROKER & PRINCIPAL
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PRICE UPON REQUEST

BLOCK/LOT	03457-0003
LOT DIMENSION	18' x91.58'
LOT SF	1,649
STORIES	2
UNITS	2 RES + 1 COMM
YEAR BUILT	1920
ZONING	R6B/C2-4
BUILDING DIMENSIONS	18' x35'
BUILDING SF	3,484
FAR	RES 2 / FAC 2

