

305 WYCKOFF AVENUE

Bushwick, Brooklyn, NY 11237

Mixed-Use 6 Units | 3 Stories | Free Market

\$	Offering Price	\$2,300,000
📊	Net Operating Income	\$105,323
%	Cap Rate	4.58%
📈	GRM	15.94x

THE OPPORTUNITY

Expert Realty is pleased to present the exclusive sale of **305 Wyckoff Avenue**, a well-maintained mixed-use building situated on one of Bushwick's most active commercial corridors. The property features **four free-market residential units** above **two established ground-floor commercial tenants**, generating a combined gross income of **\$144,300 annually** with a low **27% expense ratio**.

This is a compelling opportunity to acquire a **fully occupied, cash-flowing asset** in one of Brooklyn's fastest-appreciating submarkets — with no rent-stabilized units and full upside potential.

INVESTMENT HIGHLIGHTS

- 100% Free Market** — Full flexibility to adjust rents to market rate at lease renewal
- Low 27% Expense Ratio** — Maximizes net cash flow to ownership
- Established Commercial Tenants** — Stable ground-floor income with built-in foot traffic
- Prime Bushwick Corridor** — Steps to the L and M subway lines with high pedestrian visibility
- Fully Occupied** — Immediate cash flow with no lease-up risk

LOCATION

305 Wyckoff Avenue is ideally positioned along one of Bushwick's premier commercial strips, surrounded by a thriving mix of retail, dining, and residential development. The property benefits from exceptional subway access and the continued wave of investment transforming this Brooklyn submarket into one of the city's most desirable neighborhoods.

INCOME SUMMARY

Unit	Type	Tenant	Monthly Rent	Annual Rent
1R	Commercial	Chinese Restaurant	\$2,275	\$27,300
1L	Commercial	Grocery Store	\$2,140	\$25,680
2R	Residential	Apartment	\$2,050	\$24,600
2L	Residential	Apartment	\$1,830	\$21,960
3R	Residential	Apartment	\$1,780	\$21,360
3L	Residential	Apartment	\$1,950	\$23,400
Total			\$12,025	\$144,300

FINANCIAL OVERVIEW

Gross Annual Income	\$144,300
Total Operating Expenses	(\$38,977)
Net Operating Income	\$105,323
Cap Rate	4.58%
Gross Rent Multiplier	15.94x
Price Per Unit	\$383,333
Expense Ratio	27%



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Wyckoff Ave

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Dekalb Ave



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