



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE**



**9-63 WYCKOFF AVENUE**

**RIDGEWOOD, NY 11385**

# Commercial Development Opportunity for Sale in Ridgewood

**Ideal for:** Commercial Development,  
Community Facility Use, EV Charging,  
Parking, or Drive-Through Retail

Type

**Industrial / Community Facility /  
Development / Parking**



SQUARE FOOT

**11,771<sup>SF</sup>**



ZONING

**M1-4D**



COMMERCIAL FAR 2

**2 = 23,542<sup>BSF</sup>**



PARCEL ID

**3550**

BLOCK

COMM. FACILITY FAR

**6.5 = 76,511<sup>BSF</sup>**



RESIDENTIAL FAR

**1.5**

**1**

LOT

PRICE

**Upon Request**

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

# Property Overview

Rare opportunity to acquire a strategically located development site on Wyckoff Avenue at the intersection of Ridgewood and Bushwick. Positioned in a densely populated and rapidly evolving neighborhood, this site offers exceptional visibility, strong traffic counts, and convenient access to public transportation, making it ideal for a variety of commercial and community facility developments.

## Features

- **Lot Dimensions:** 75' x 140'
- **Lot SF:** 11,771
- Corner Property
- Excellent Frontage on Wyckoff Avenue
- High-Visibility Location
- Strong Demographics & Daily Traffic
- Minutes from the Myrtle-Wyckoff Transportation Hub

## Ideal for

- Commercial Development
- Community Facility Development
- Electric Vehicle Charging Station
- Parking Facility
- Drive-Through Fast Food Restaurant
- Quick-Service Restaurant (QSR)
- Medical Facility
- Educational Facility
- Retail Showroom
- Service-Oriented Commercial Uses





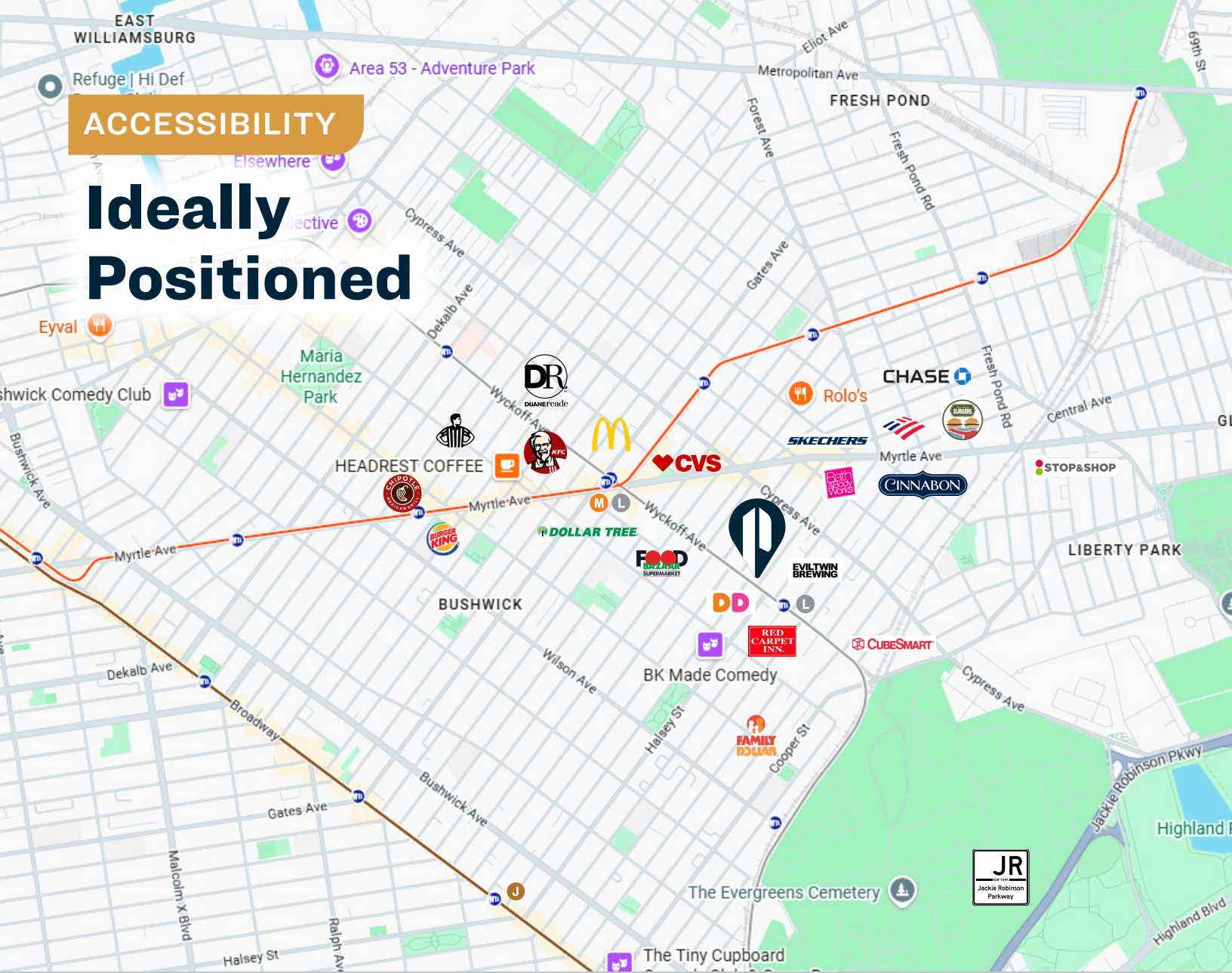
EAST WILLIAMSBURG

Refuge | Hi Def

Area 53 - Adventure Park

# ACCESSIBILITY

# Ideally Positioned



## TRANSPORTATION



MYRTLE AVE/  
WYCKOFF AVE



HALSEY ST



JACKIE ROBINSON PKWY  
WILLIAMSBURG BRIDGE  
BQE



B26: WYCKOFF AVE/  
WEIRFIELD ST  
B20: WYCKOFF AVE/  
COVERT ST



# PINNACLE REALTY

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FOR MORE INFORMATION ABOUT THIS PROPERTY CONTACT EXCLUSIVE AGENT:



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