

Property For Sale

137 Wyckoff Avenue

137 Wyckoff Avenue Brooklyn , NY 11237



For More Information:

Steven Llorens

Licensed Associate Real Estate Broker
Douglas Elliman Commercial - Long Island
917.830.7091
steven.llorens@elliman.com

Andreas Nakos

Licensed Real Estate Salesperson
Douglas Elliman Commercial - Long Island
917.886.6918
andreas.nakos@elliman.com

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Multifamily Property For Sale

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Offering Summary

Sale Price:	\$4,700,000
Building Size:	7,500 SF
Available SF:	
Lot Size:	2,527 SF
Number of Units:	8
Price / SF:	\$626.67
Year Built:	1931
Zoning:	R6
Market:	Bushwick

Property Overview

137 Wyckoff Avenue is a mixed-use investment property located in the heart of Bushwick. The building consists of seven residential units above one ground-floor retail space. The residential component includes three rent-stabilized units and four free-market units. Current rents are below market, presenting a clear value-add opportunity through future rent growth and improved management. The retail space is occupied by Dunkin' under a long-term lease, providing stable and reliable income. The property offers investors a balanced income stream with a strong commercial tenant and meaningful upside potential in one of Brooklyn's fastest-growing neighborhoods.

Property Highlights

- 7,500 SF building
- Zoned R6
- Bustling Neighborhood
- Good investment Opportunity
- 100% occupancy

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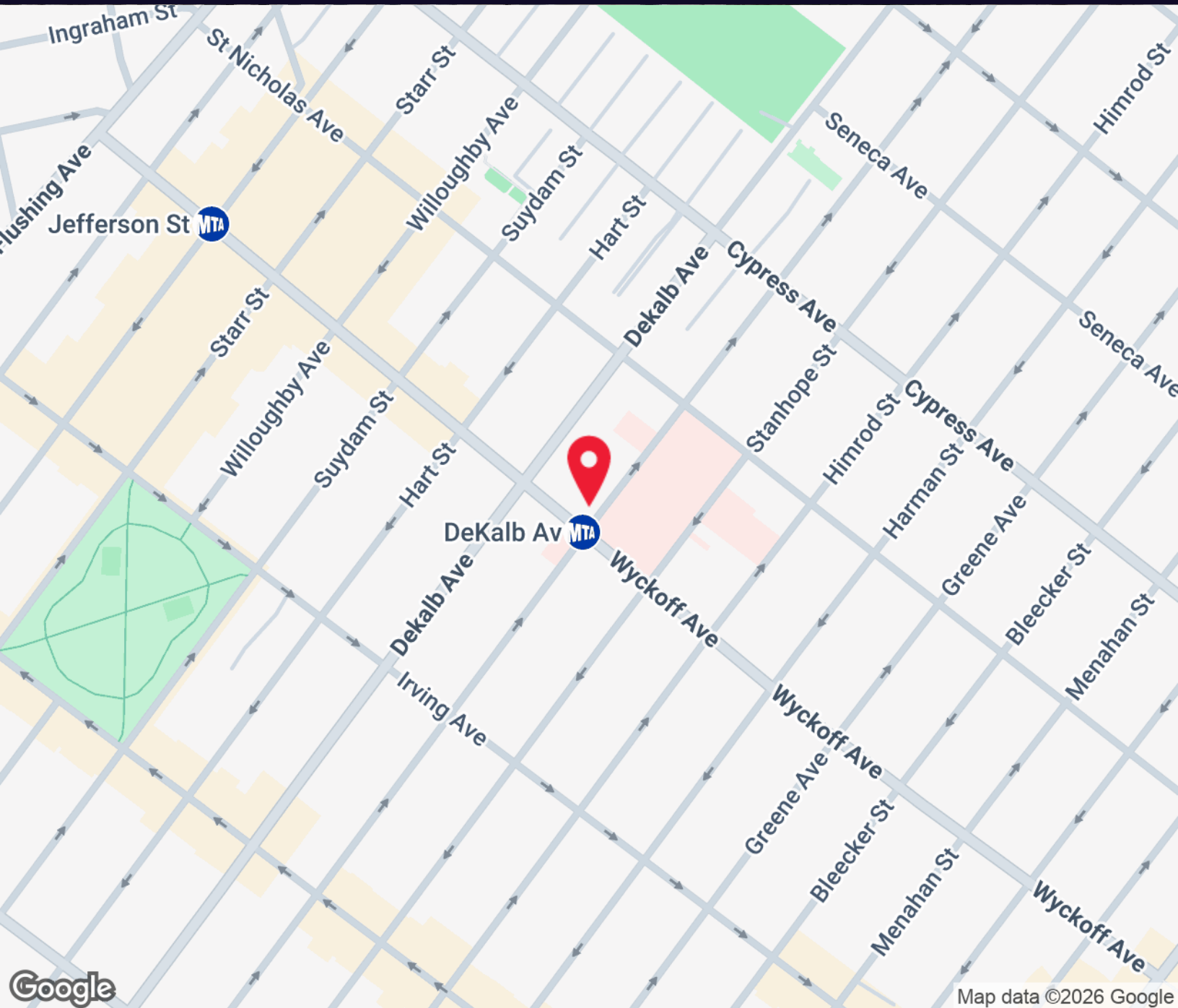
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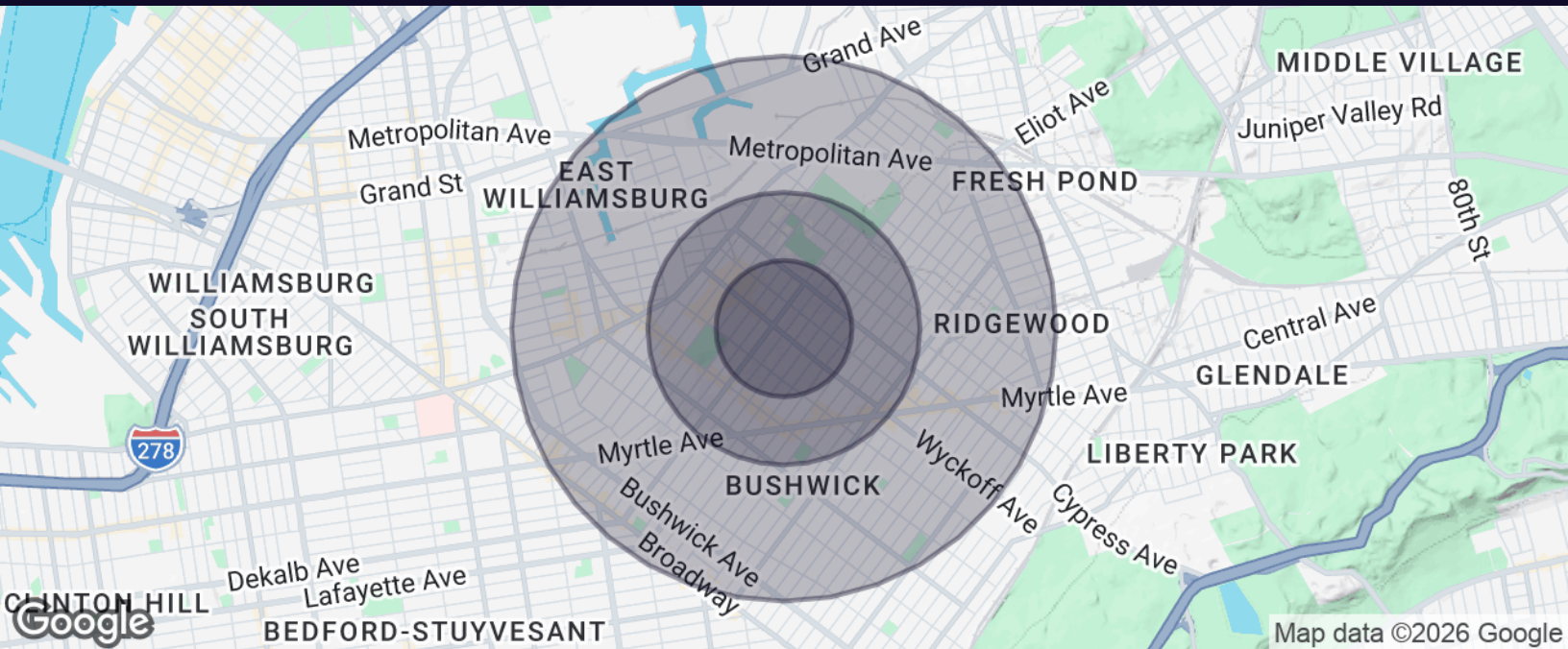
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	12,506	46,183	143,793
Average Age	34.5	33.7	33.7
Average Age (Male)	34.8	34.1	34.2
Average Age (Female)	34.8	33.6	33.6

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	5,317	18,263	55,642
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$101,965	\$101,656	\$104,762
Average House Value	\$663,461	\$853,693	\$775,967

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