

431 Wilson Ave, Brooklyn, NY 11221

Brick Vacant Mixed-Use Property with Air Rights

Bushwick



Property Information

Address:	431 Wilson Avenue
Neighborhood:	Bushwick
Cross Streets:	Madison Street & Putnam Avenue
Block:	3370
Lot:	8
Lot Size:	25 ft x 100 ft

Building Information

Building Size:	25 ft x 60 ft
Building Class:	S5
Zoning:	R6
Stories:	3
Residential Units:	5
Commercial Units:	1
Total Units:	6
Gross SF:	4,500
FAR:	2.2
Total Buildable SF:	5,500
Air Rights:	1,000

Assessed (15/16):	\$51,421
Taxes (15/16):	\$6,610



For more information please contact Exclusive Marketing Team

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TerraCRG has been retained to exclusively represent ownership in the sale of the building located at 431 Wilson Avenue in the Bushwick neighborhood of Brooklyn.

The vacant 4,500 SF building, is in a prime location on Wilson Avenue between Madison Avenue & Putnam Avenue. A few blocks from the L and M subway lines (Myrtle/Wyckoff Ave station), providing easy access to all points in Brooklyn and Manhattan.

- **Brick building with approx. 1,000 SF of air rights for a total of 5,500 SF of buildable.**
- **Entire building is Vacant.**
- **All units are Free Market (No Rent Stabilization).**

The brick building consists of 1 retail space and 5 residential units. The building is in need of a full renovation. After renovation the residential units can be converted to 2 & 3 bedrooms and the ground floor unit will have direct backyard access. At market rate rents after renovation, the building has gross rent potential of approx. \$185,000/year.

The property is located in one of the most rapidly changing areas of Brooklyn. It has easy access to many of the national retailers that have come to the neighborhood such as Starbucks and Planet Fitness. The building is also close to many of the new exciting bars and restaurants that have opened such as Bushwick Pizza Party, Old Stanley's Bar, Trans Am Café, Boobie Bar, and many more.



(718) 395-1877

Asking Price
\$1,895,000