

628 Knickerbocker Avenue, Brooklyn, NY 11221

Vacant Corner Building with Over 2,400 SF of Retail



Bushwick

Property Information

Address:	628 Knickerbocker Avenue
Neighborhood:	Bushwick
Cross Streets:	Woodbine Street & Madison Street
Block:	3361
Lot:	33
Lot Size:	25 ft x 100ft

Building Information

Building Size (Ground Floor):	25 ft x 97 ft approx.
Building Size (2nd & 3rd Floor):	25 ft x 57 ft
Building Class:	S4
Zoning:	R6
Stories:	3
Residential Units:	4
Commercial Units:	1
Total Units:	5
Building SF:	5,275
Lot SF:	2,500
FAR:	2.2
Total Buildable SF:	5,500
Additional Buildable SF:	225

Taxes (15/16): \$5,956



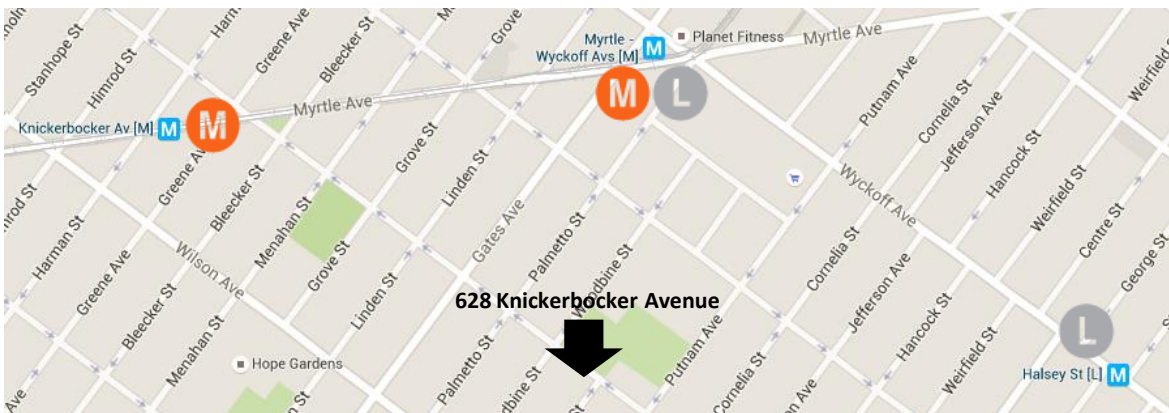
TerraCRG has been retained to exclusively represent ownership in the sale of the building located at 628 Knickerbocker Avenue in the Bushwick neighborhood of Brooklyn.

The **vacant** 5,275 building is in a prime location on Knickerbocker Avenue between Woodbine Street & Madison Street. A few short blocks from the L and M subway lines (Myrtle/Wyckoff station), providing easy access to all points in Brooklyn and Manhattan.

- Prime Corner building – one of 11 retail buildings on the Knickerbocker corridor between Myrtle Avenue & Putnam Avenue.
- 11.5 ft. high ceiling heights in the retail spaces.
- Over 2,400 SF of retail on Knickerbocker Avenue (97 ft. of frontage).
- Entire building is Vacant.
- All units are Free Market (no rent stabilization).

The building consists of 2 retail spaces and 4 residential units. After renovation the residential units can be converted to 2 & 3 bedrooms. At market rate rents after renovation, the building has gross rent potential of approx. \$210,000/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.



For more information please contact Exclusive Marketing Team

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Asking Price
\$2,100,000