



**COLDWELL
BANKER
COMMERCIAL**

RELIABLE REAL ESTATE

THE VENUE

987 Wyckoff Avenue

AVAILABLE SPACE
2,035 SF



RETAIL

Joseph T. Hamdan
O: 718 921 3100 | C: 917 365 0215
jhamdan@cbreliable.com

Meg Jones
O: 718 921 3100 | C: 330 285 3290
megjonesnyc@gmail.com

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COLDWELL BANKER COMMERCIAL
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7428 5th Avenue, Brooklyn, NY 11209
718.921.3100

FOR LEASE

CBRCD.COM

347-891-6421



THE VENUE

987 Wyckoff Avenue, Ridgewood, NY 11385

LEASE



OFFERING SUMMARY

Available SF:	2,035 SF 575 SF outdoor space
Asking Price:	\$9,000/mo (MG)
Lot Size:	0.06 Acres
Building Size:	4,050 SF
Year	1931
Zoning:	M1-4D
Submarket	Ridgewood

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PROPERTY OVERVIEW

Coldwell Banker Reliable Real Estate Commercial Division is pleased to present 9-87 Wyckoff Avenue, Queens, New York 11385. The retail space available for lease offers approximately 2,035 SF of ground-floor space, showcased by 25 feet of frontage on the high traffic street of Wyckoff Avenue. The space is in excellent condition, providing high street visibility, previously leased as an entertainment venue, now primed for a diverse set of uses. The space is located on the border of two dynamic neighborhoods Bushwick and Ridgewood; on one of the most active retail corridors in the area. The property is centrally located, directly across from the popular L train metro-stop and amongst several neighboring anchor tenants.

For more information please contact Exclusive Listing Broker Coldwell Banker Reliable Commercial Division.

PROPERTY DETAILS

- Building Class S4: Mixed-use Dwelling: Primarily Four Family With One Store
- Frontage: 25 FT
- Depth: 54 FT
- Property Type: Mixed Use Retail



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PROPERTY

Ground floor venue, centrally located in Ridgewood
Directly across from L train at Halsey Station

LOCATION

Well appointed property with a commanding street presence in Ridgewood's most active retail corridor. Generous frontage provides maximum exposure to endless residents and commuters. Great opportunity for any number of concepts to service the rapidly growing community of modern, young professionals in the surrounding area. Join the success of a retail community undergoing unparalleled development.

Queens is the easternmost borough of NYC and is also the largest by area. Commercial space in Queens is significantly less expensive than space found in Manhattan, additionally retail property is quite spacious comparatively.

HIGHLIGHTS

- Open Floorplan Layout
- Private Restrooms
- Designated Kitchen Space
- 10 FT High Ceilings
- Recessed Lighting
- Natural Light
- Private Outdoor Space



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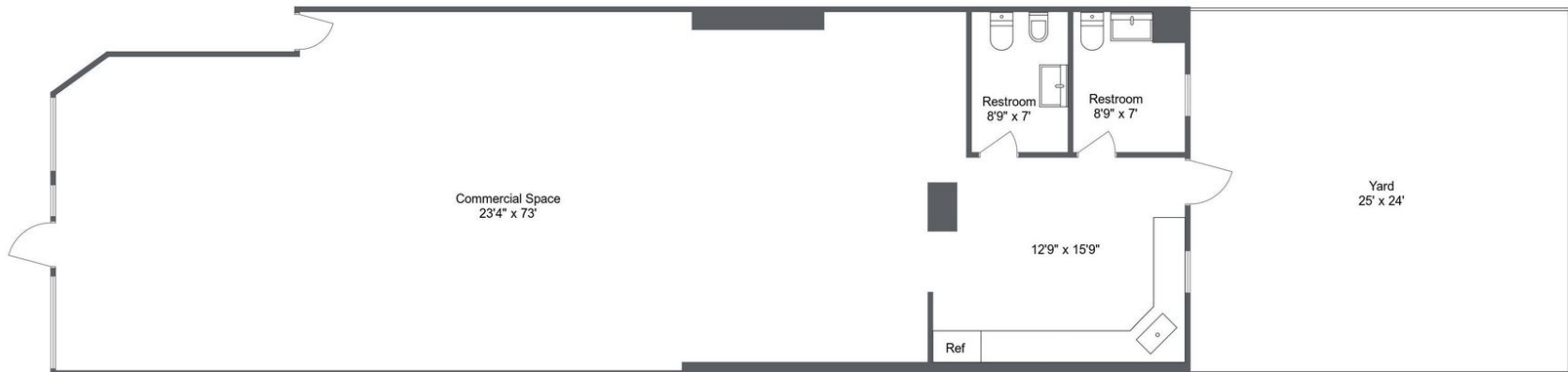
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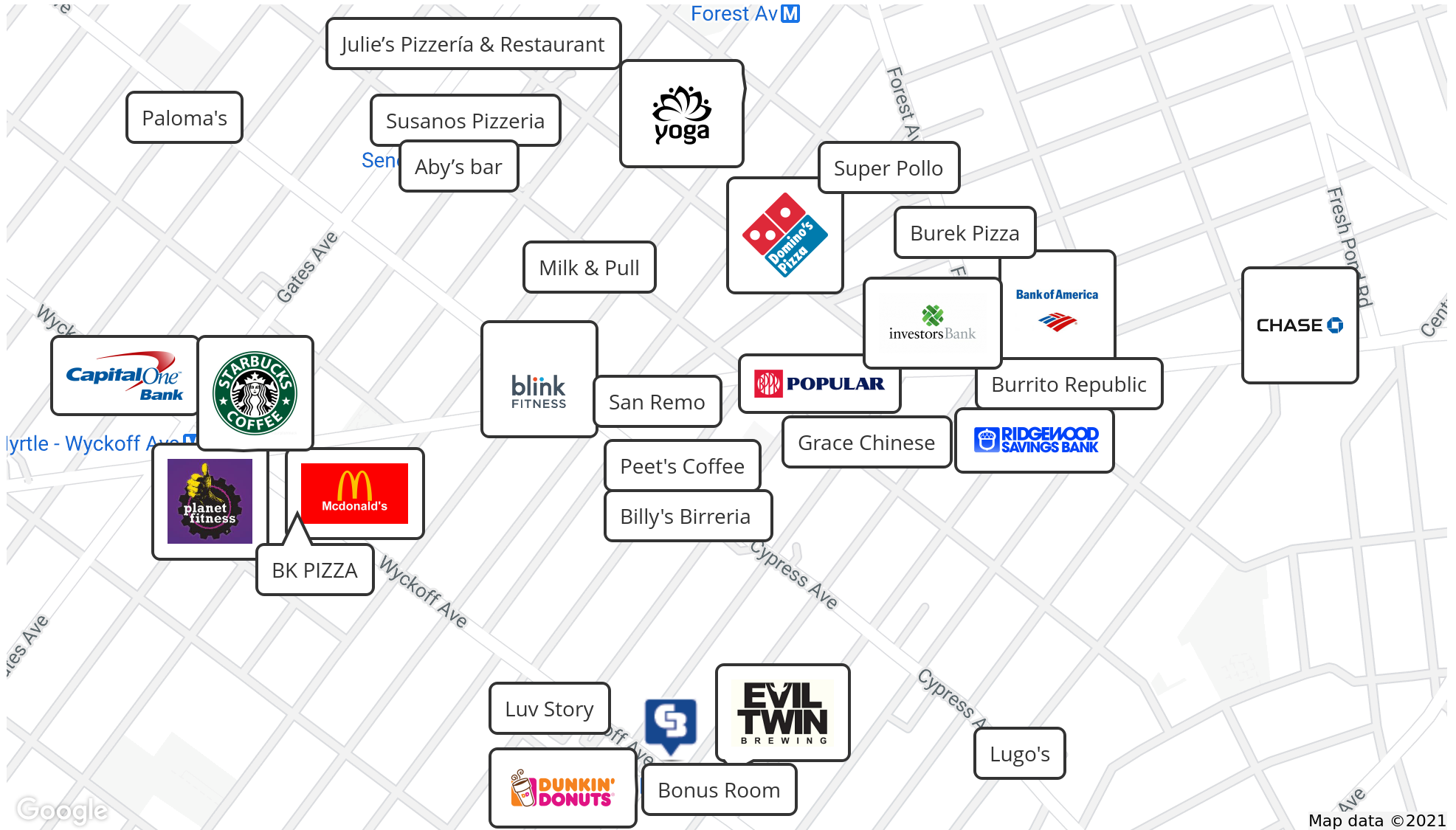




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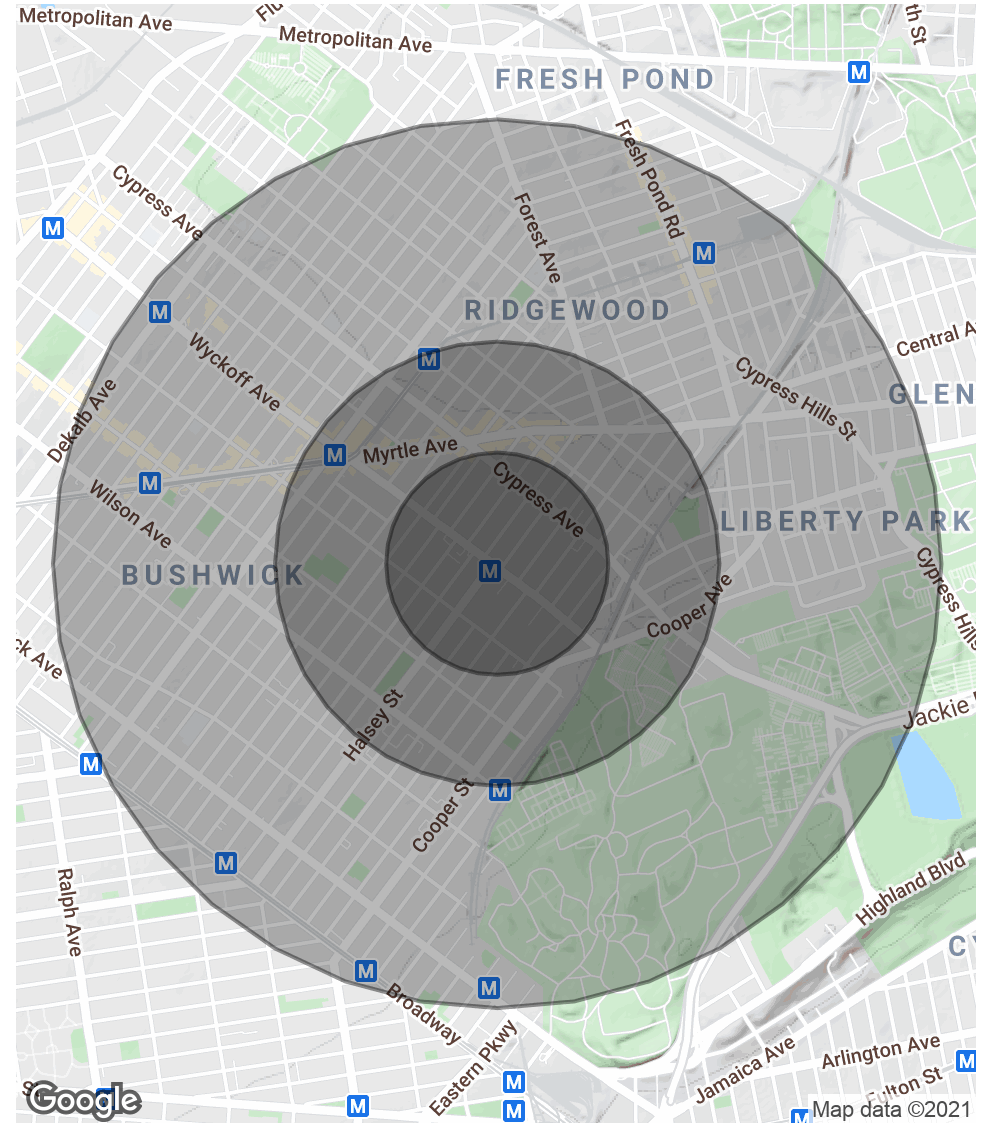
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	7,626	38,402	152,665
Average age	30.8	30.1	30.9
Average age (Male)	30.0	28.9	29.6
Average age (Female)	31.9	31.8	32.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	2,530	12,490	49,980
# of persons per HH	3.0	3.1	3.1
Average HH income	\$47,678	\$47,619	\$49,104
Average house value			\$550,807

* Demographic data derived from 2010 US Census



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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Landlord.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested tenants should be aware that the Landlord is leasing the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, tenant will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the tenant's choosing.

The Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of lease to be prepared by the Landlord and executed by both parties; and (iii) approved by Landlord and such other parties who may have an interest in the Property. Neither the prospective tenant nor Landlord shall be bound until execution of the contract of lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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