



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE • BUILT-TO-SUIT



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^{SF}



ZONING

M1-4D



COMMERCIAL FAR 2

2 = 23,542^{BSF}

COMM. FACILITY FAR

6.5 = 76,511^{BSF}



PARCEL ID

3550

BLOCK



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

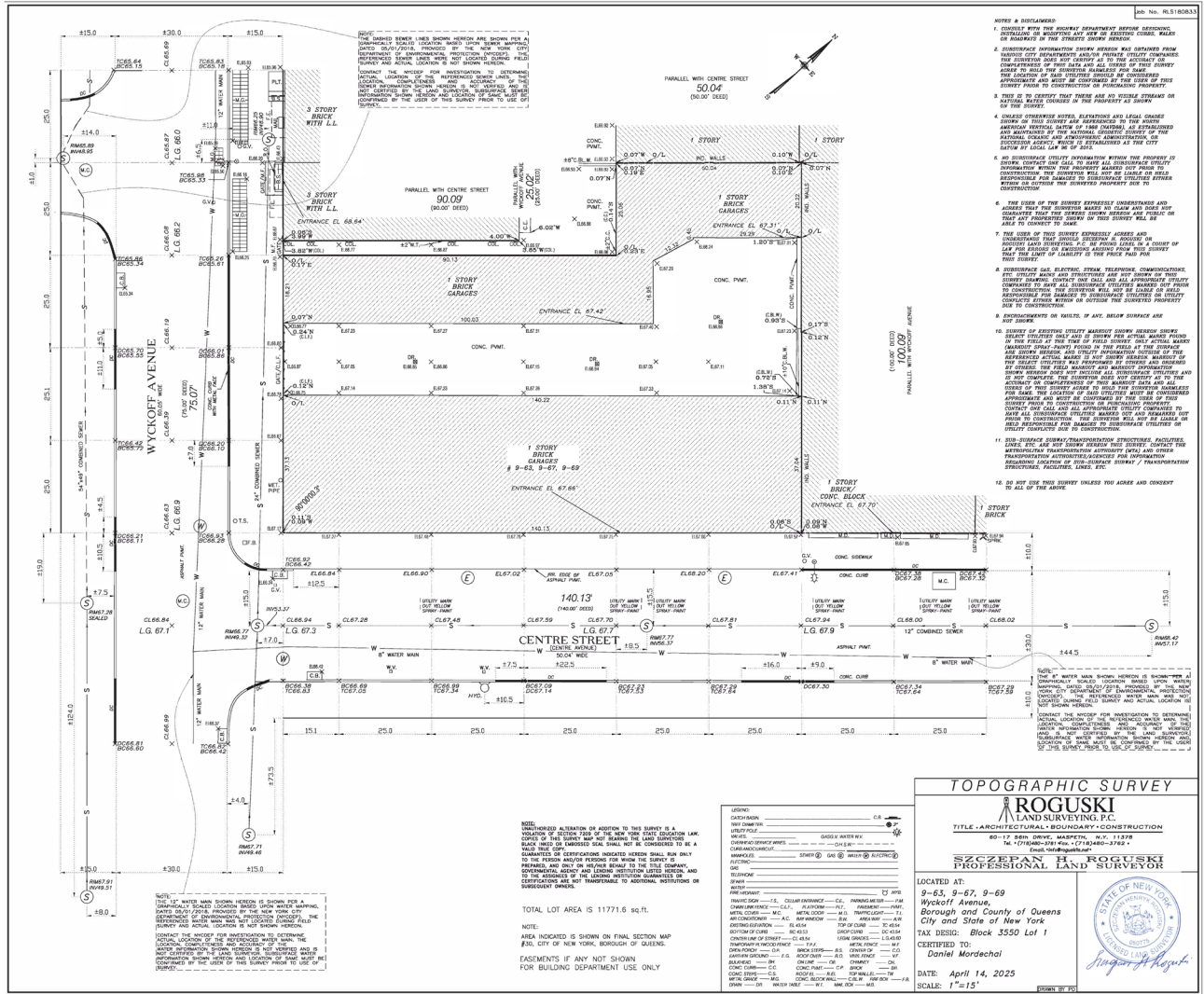
- **Lot Dimensions:** 75' x 140'
- **Lot SF:** 11,771
- Corner Property
- Excellent Frontage on Wyckoff Avenue
- High-Visibility Location
- Strong Demographics & Daily Traffic
- Minutes from the Myrtle-Wyckoff Transportation Hub

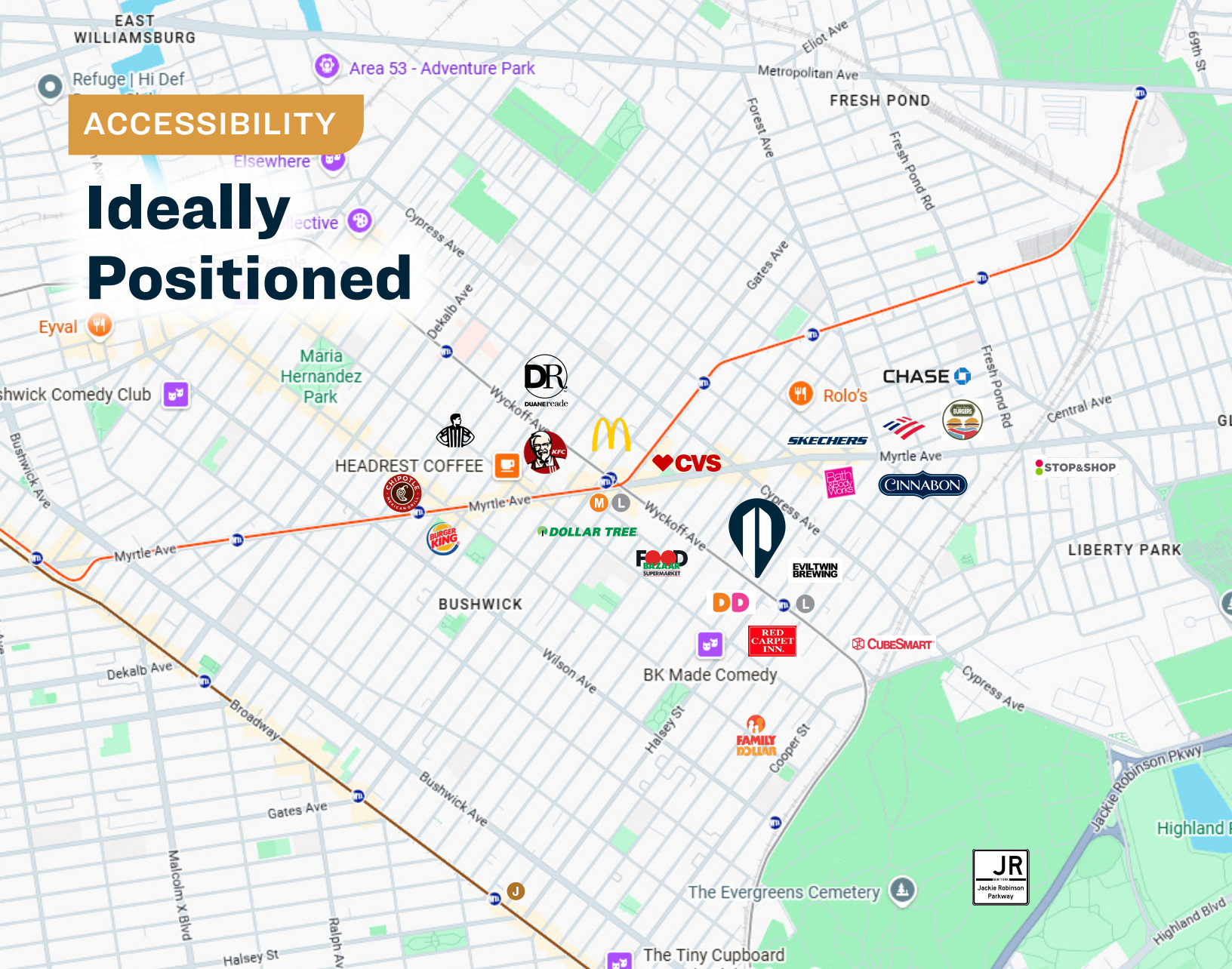
Ideal for

- 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



STREET VIEW





ACCESSIBILITY

Ideally Positioned

TRANSPORTATION



MYRTLE AVE/
WYCKOFF AVE



HALEY ST



JACKIE ROBINSON PKWY
WILLIAMSBURG BRIDGE
BQE



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



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FOR MORE INFORMATION ABOUT THIS
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