

TRI STATE COMMERCIAL®

FOR SALE

800 SF ONE-STORY BUSHWICK RETAIL BUILDING

902 Broadway

Brooklyn, NY 11206

Between Stockton Street & Lewis Avenue



\$999,999
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FREDY BAGDADI
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

902 Broadway presents a compact retail investment opportunity in Bushwick, Brooklyn. This one-story building spans approximately 800 square feet, offering an efficient footprint ideal for a single retail user, owner-operator, or investor seeking a straightforward income-producing asset. The property benefits from its location along Broadway, making it well-suited for a wide range of retail uses in this rapidly evolving neighborhood. The space is vented, recently renovated, and offers excellent signage opportunities, further enhancing its appeal for food and beverage operators, retailers, and other customer-facing businesses seeking a move-in-ready location with strong street presence.

LOCATION OVERVIEW

Ideally situated within one of Brooklyn's most dynamic neighborhoods, 902 Broadway benefits from steady foot traffic and excellent visibility along Broadway, a major commercial corridor lined with a diverse mix of retail and dining destinations. Just steps from the M, J & Z trains at Myrtle Avenue, along with the B47, B46, B15, and B54 bus lines, the location offers convenient transit access for both customers and employees. Nearby tenants include Wingstop, Popeyes Louisiana Kitchen, Thai Me, Xing Wang, SKYTOWN, Bruno's Pizza, Casa Caribe Pizza, Krazy Pizza and Wings, Bushwick Pizza & Wings, and El Jalapeño, among others, making this a desirable destination surrounded by an active and established retail corridor.

Address	902 Broadway, Brooklyn, NY 11206
Location	Between Stockton Street & Lewis Avenue
Block/Lot	1582 / 22
Zoning	C4-4L / EC-4
Lot Dimensions	31.75 FT x 44.83 FT
Lot Size	712 SF
Building Size	800 SF
Building Class	K1
Buildable Area	1,630 SF
Total Commercial Units	1
Vented	Yes
Tax Class	4
Taxes (25/26)	\$199,269



\$999,999

Offered At

800 SF

Building Size

1,630 SF

Buildable Area

1

Commercial Units

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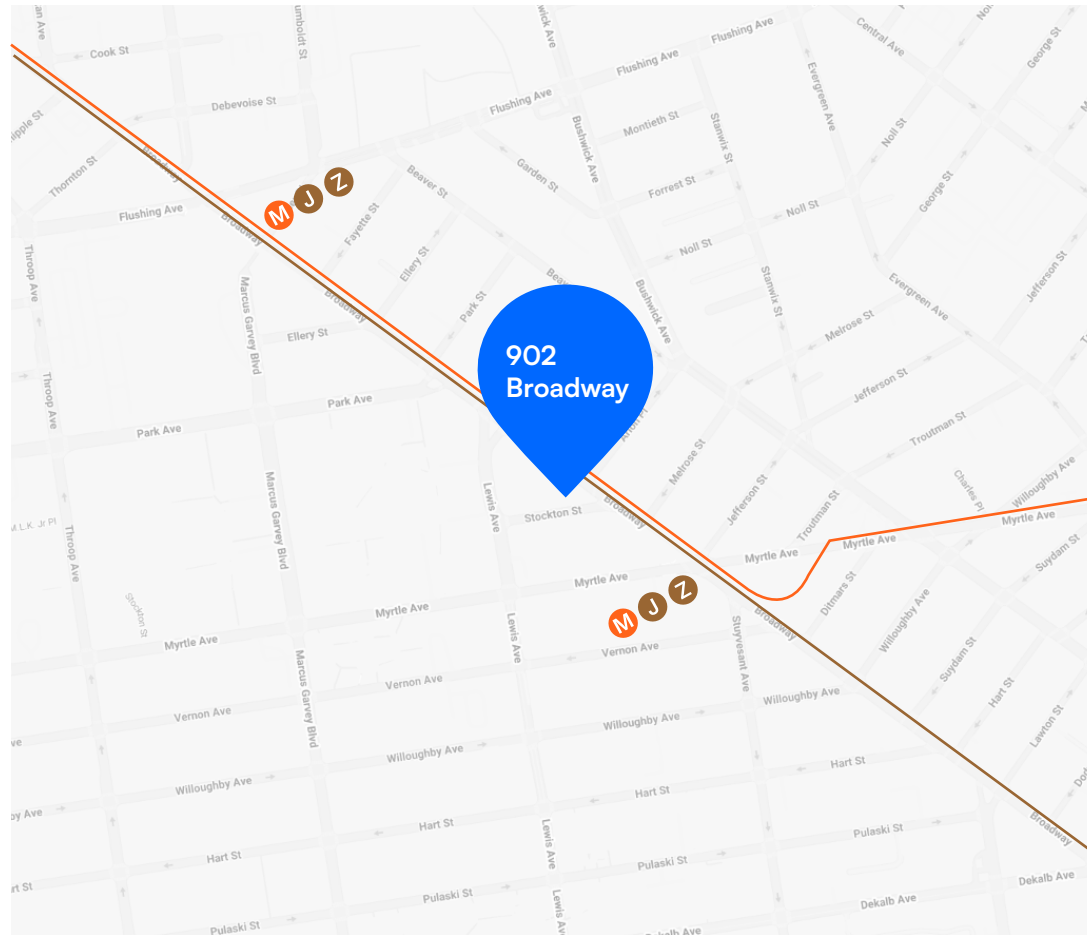
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TRANSPORTATION AND TAX MAP

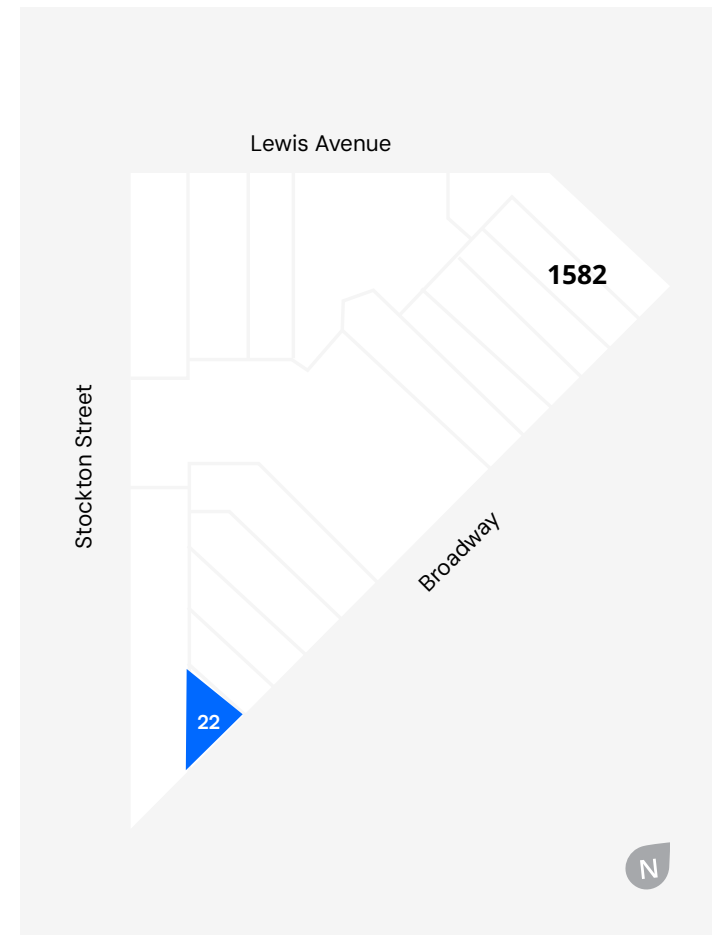
NEAREST TRANSIT

M J Z Trains at Myrtle Avenue

B47 B46 B15 B54 Bus Lines



TAX MAP



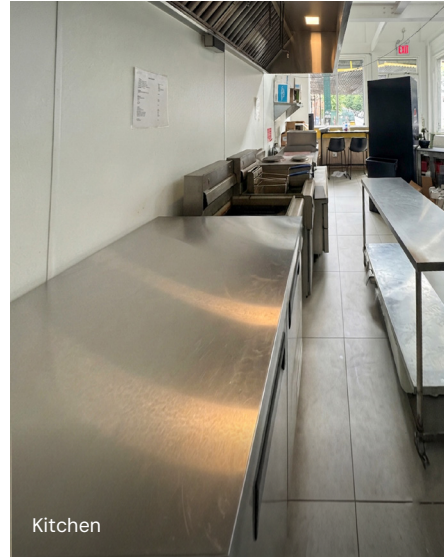
PROPERTY PHOTOS



Counter



Dining area



Kitchen



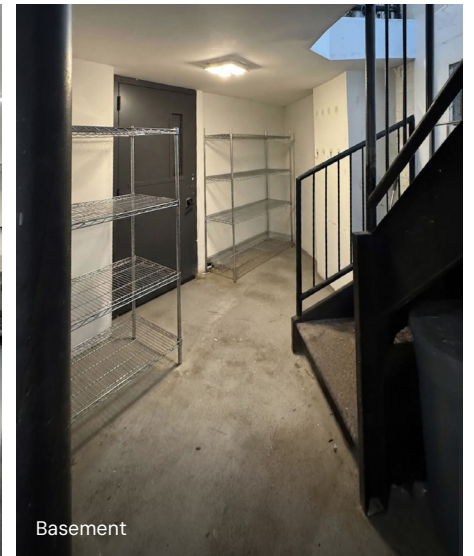
Vent



Kitchen



Basement



Basement



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

BUSHWICK

Situated along one of Brooklyn's most dynamic commercial corridors, the area surrounding 902 Broadway offers a vibrant blend of retail, residential, and creative energy. Broadway is lined with neighborhood restaurants, pizzerias, cafés, grocery stores, local retailers, and essential services, creating steady foot traffic throughout the day. Convenient access to the J and M subway lines at Myrtle Avenue, along with multiple bus routes, enhances connectivity to both Brooklyn and Manhattan, while the surrounding mix of longtime local businesses and new developments continues to attract residents, entrepreneurs, and visitors alike. Known for its thriving arts scene, eclectic street life, and rapidly evolving retail landscape, Bushwick remains an appealing destination for businesses seeking visibility and consistent activity.

POINTS OF INTEREST

- Maria Hernandez Park
- The Bushwick Collective (Street Art)
- Roberta's Pizza
- Knockdown Center

DEMOGRAPHICS

Within a one-mile radius of the property

73,257

Total Households

187,557

People

\$100,148

Avg Household Income

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For More Information Call: **212.433.3355**

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