

# 17 WYCKOFF AVENUE

BETWEEN JEFFERSON STREET AND TROUTMAN STREET  
BUSHWICK, BROOKLYN

**mona**  
EXCLUSIVE RETAIL LEASING AGENT

**SECOND GENERATION  
RESTAURANT FOR LEASE  
IN BUSHWICK**



# OVERVIEW

## GROUND FLOOR

2,350 SF + Storage Mezzanine

## FRONTAGE

25' on Wyckoff Avenue

## POSSESSION

February 2026

## USES

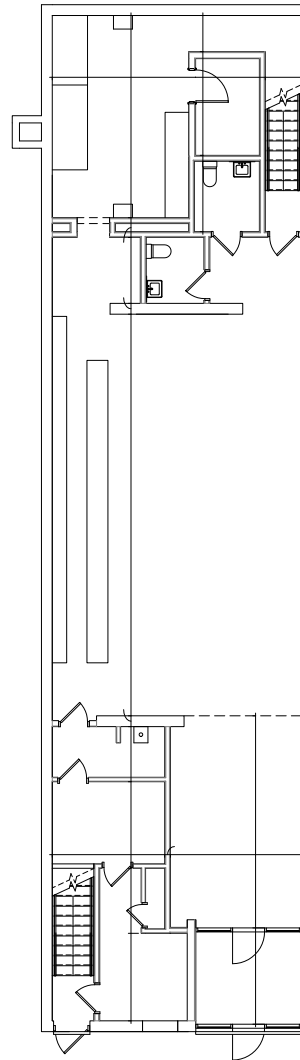
All uses considered

## HIGHLIGHTS

- Fully equipped second generation restaurant
- Currently Cocktail Magique
- Located on Bushwick's best nightlife corridor
- Tenant can brand the storefront

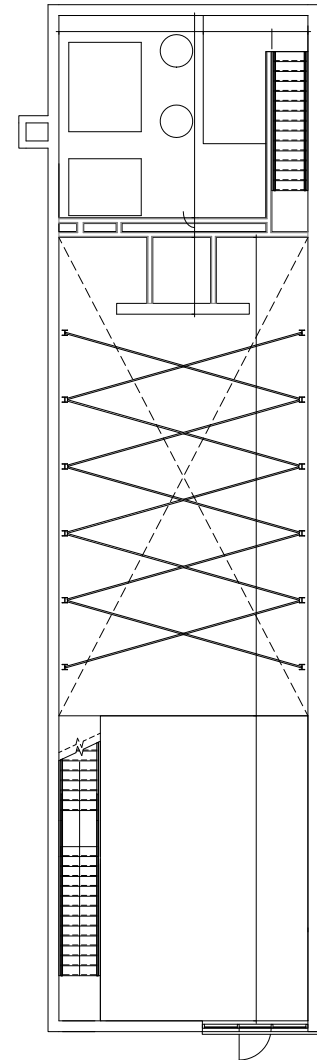
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GROUND FLOOR



WYCKOFF AVENUE

STORAGE MEZZANINE



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# INTERIOR PHOTOS

17 WYCKOFF AVENUE



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# MAP

## 17 WYCKOFF AVENUE

### SELECT NEARBY RETAIL TENANTS

- La Cabra
- Seawolf
- House of Yes
- Los Hermanos
- KCBC
- The Turk's Inn
- The Sultan Room
- Nowon
- Company XIV
- Artichoke Pizza
- Xanadu
- Red Pavilion

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