

TRI STATE COMMERCIAL®

FOR SALE

11,293 SF 7-STORY MIXED-USE NEW DEVELOPMENT

2537 Ocean Avenue

Brooklyn, NY 11229

Between Avenue U & Avenue T

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\$7,600,000
OFFERED AT

TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

2537 Ocean Avenue presents a compelling mixed-use investment opportunity in Flatbush, Brooklyn, featuring 2 commercial units and 10 residential units 7 free market and 3 affordable housing with a current cap rate of 6.1% and a FAR of 4.05. The ADA-compliant building offers elevator access, ground-floor glass storefronts with floor to-ceiling windows, and exceptional street visibility along the busy Ocean Avenue corridor. Commercial units are delivered vanilla box with an open floor plan, and HVAC, plumbing, and sprinklers already in place making this a turnkey, income-generating asset ideal for owner-users and investors alike.

LOCATION OVERVIEW

Ideally situated between Avenue U and Avenue T, 2537 Ocean Avenue is located in the heart of Madison, one of Brooklyn’s most established and densely populated neighborhoods. The property benefits from heavy pedestrian and vehicle traffic along Ocean Avenue, a bustling commercial corridor that draws consistent activity throughout the day. Just steps from subway lines and multiple MTA bus routes, the location offers seamless connectivity to the rest of Brooklyn and beyond. The dense nearby residential population ensures a steady customer base, while surrounding retailers, restaurants, and services strengthen the area—making it an attractive long-term investment in one of Southern Brooklyn’s busiest neighborhoods.

Address	2537 Ocean Avenue, Brooklyn, NY 11229
Location	Between Avenue U & Avenue T
Block/Lot	7325 / 52
Zoning	R7A
Lot Dimensions	25.33 FT x 110 FT
Lot Size	2,787 SF
Building Dimensions	25 FT x 74.5 FT
Building Size	11,293 SF
Building Class	D7
Total Commercial Units	2
Total Residential Units	10
FAR	4.05
Cap Rate	6.1%
Tax Class	2
Taxes (25/26)	\$6,000



\$7,600,000

Offered At

11,293 SF

Building Size

2

Commercial Units

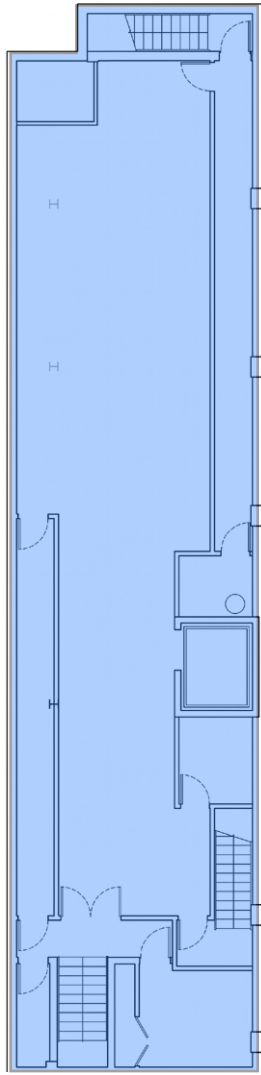
10

Residential Units

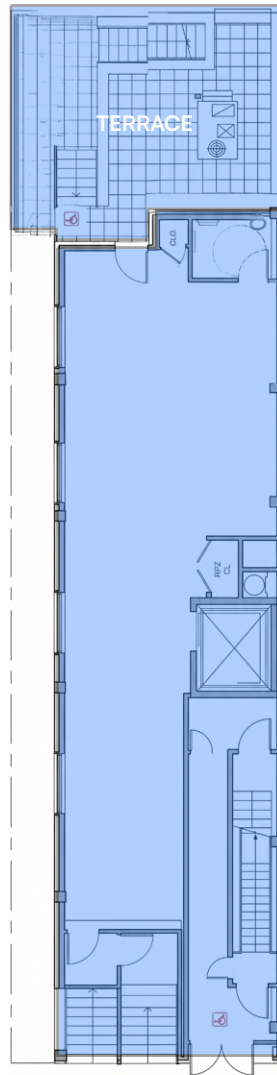
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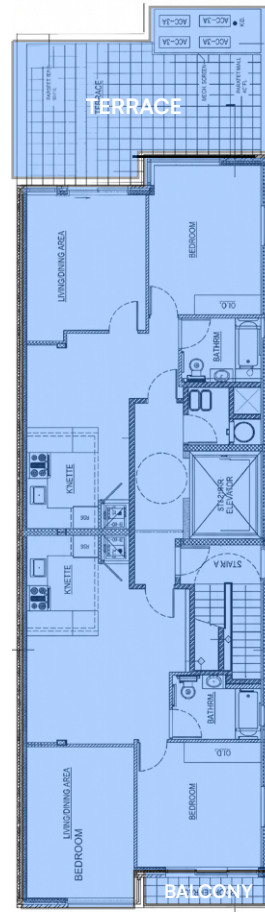
FLOOR PLANS



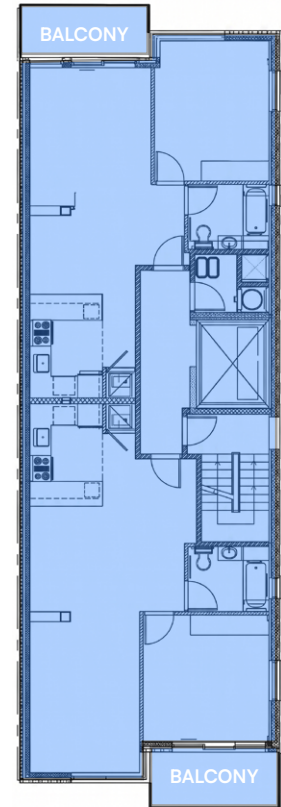
25 FT FRONTAGE
CELLAR



25 FT FRONTAGE
FIRST FLOOR



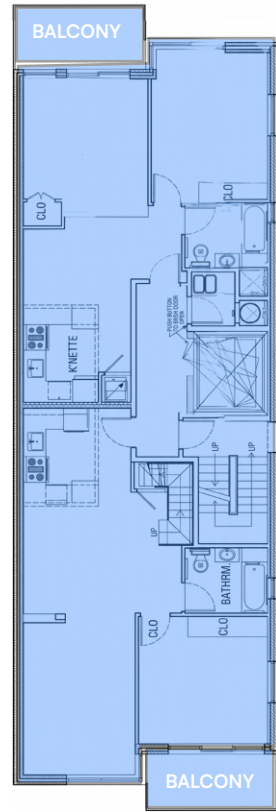
25 FT FRONTAGE
SECOND FLOOR



25 FT FRONTAGE
THIRD - FIFTH FLOORS

All square footages are approximate

FLOOR PLANS



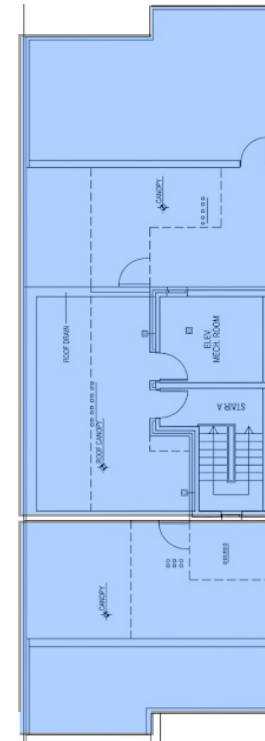
25 FT FRONTAGE

SIXTH FLOOR



25 FT FRONTAGE

PENTHOUSE

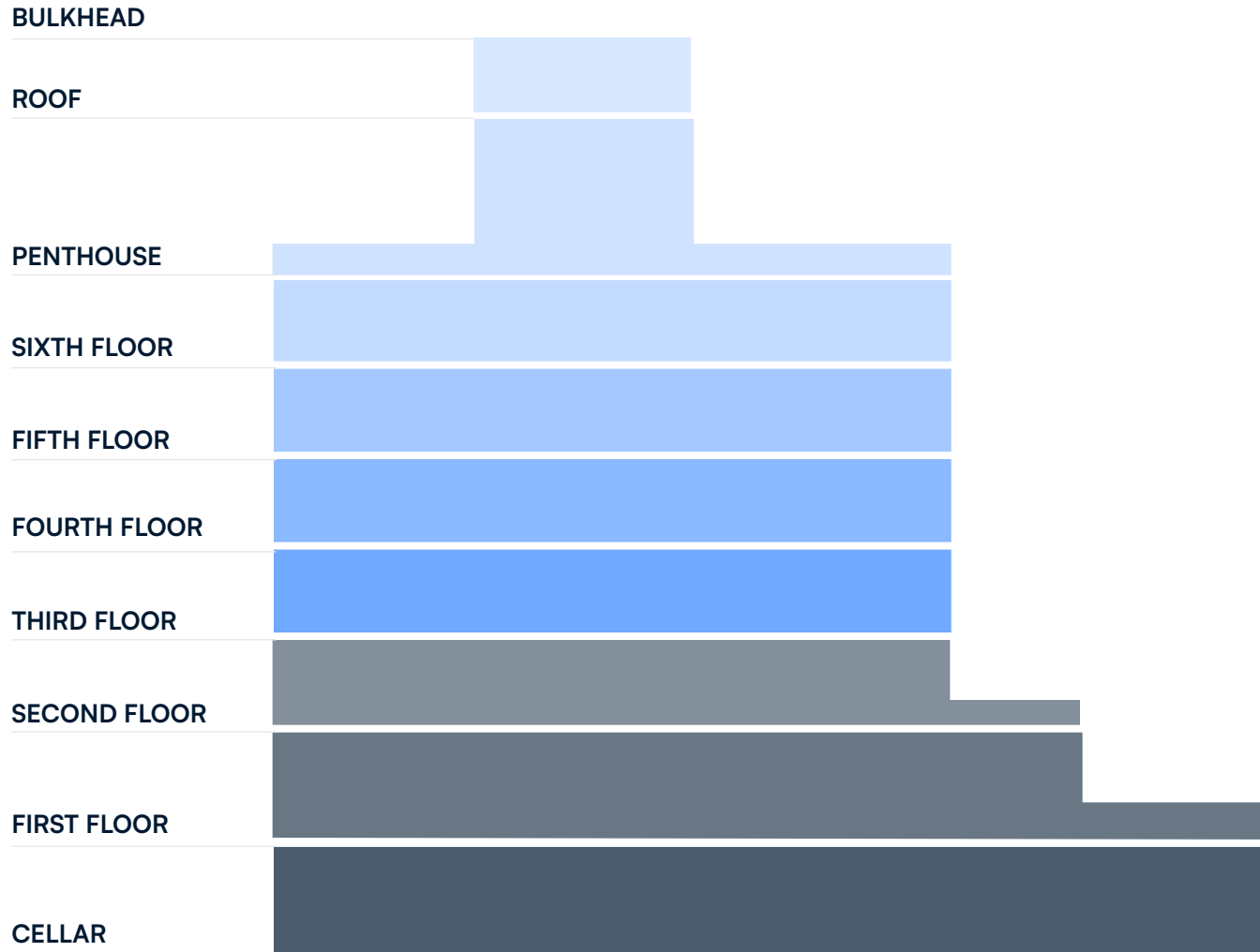


25 FT FRONTAGE

ROOF


All square footages are approximate

STACKING PLAN

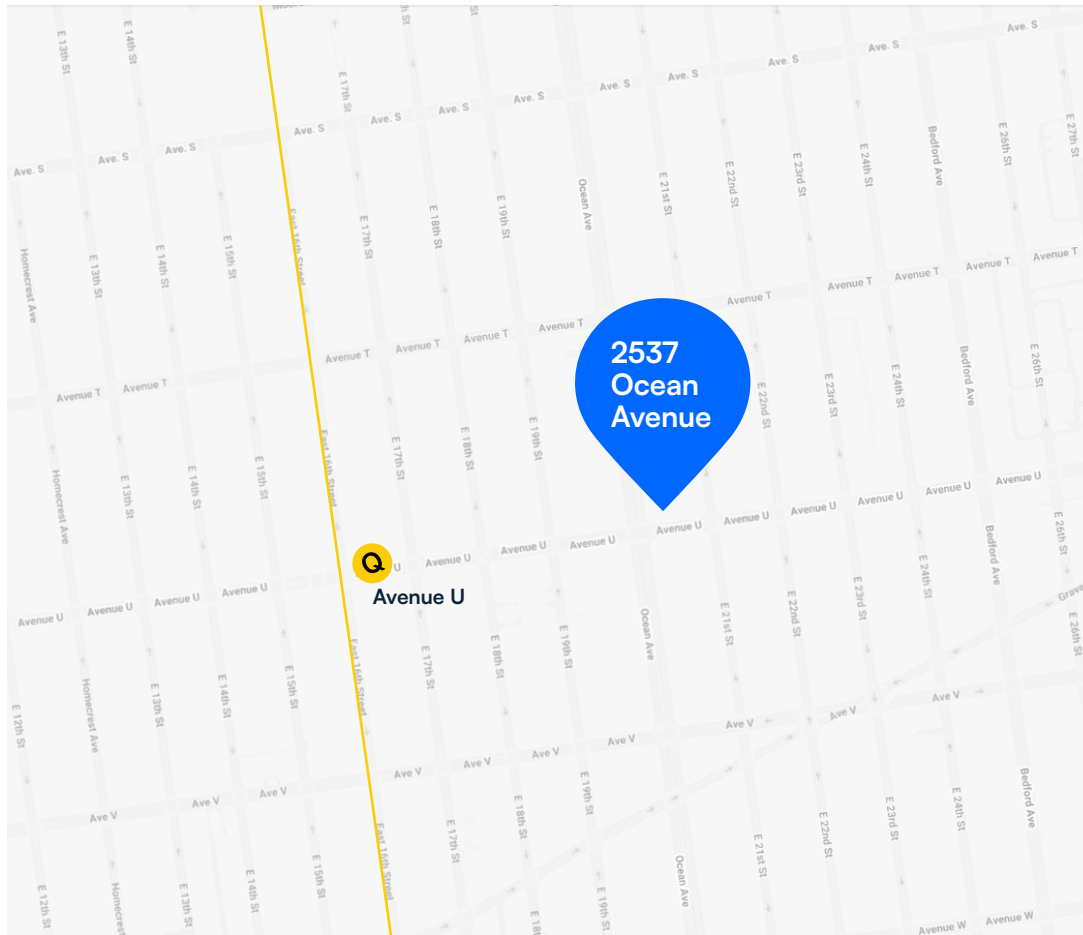


TRANSPORTATION AND TAX MAP

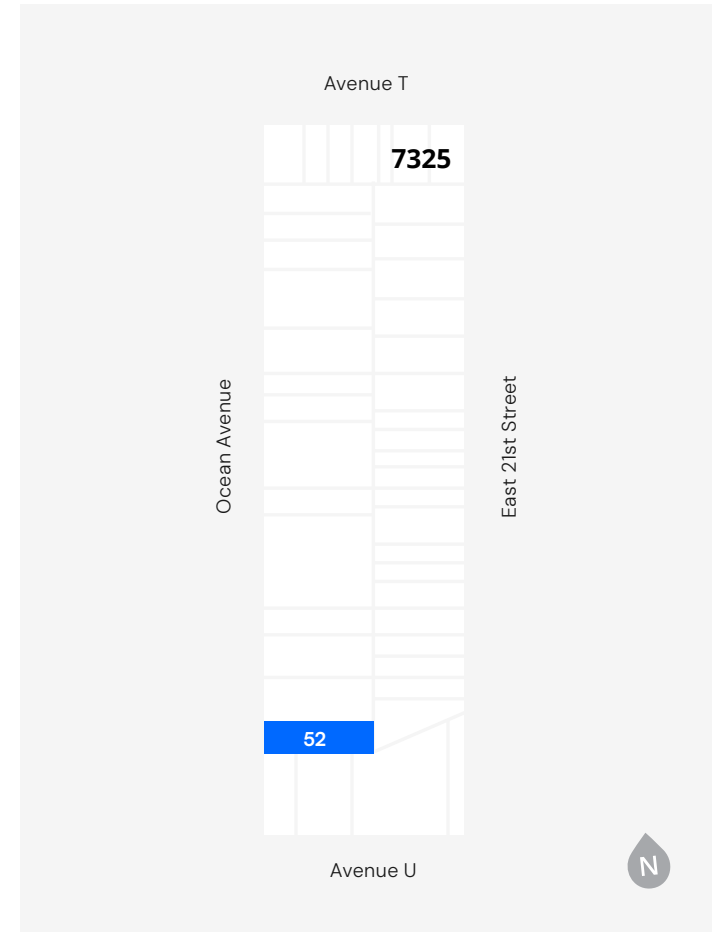
NEAREST TRANSIT

 Train at Avenue U

  Bus Lines



TAX MAP



ZONING SUMMARY

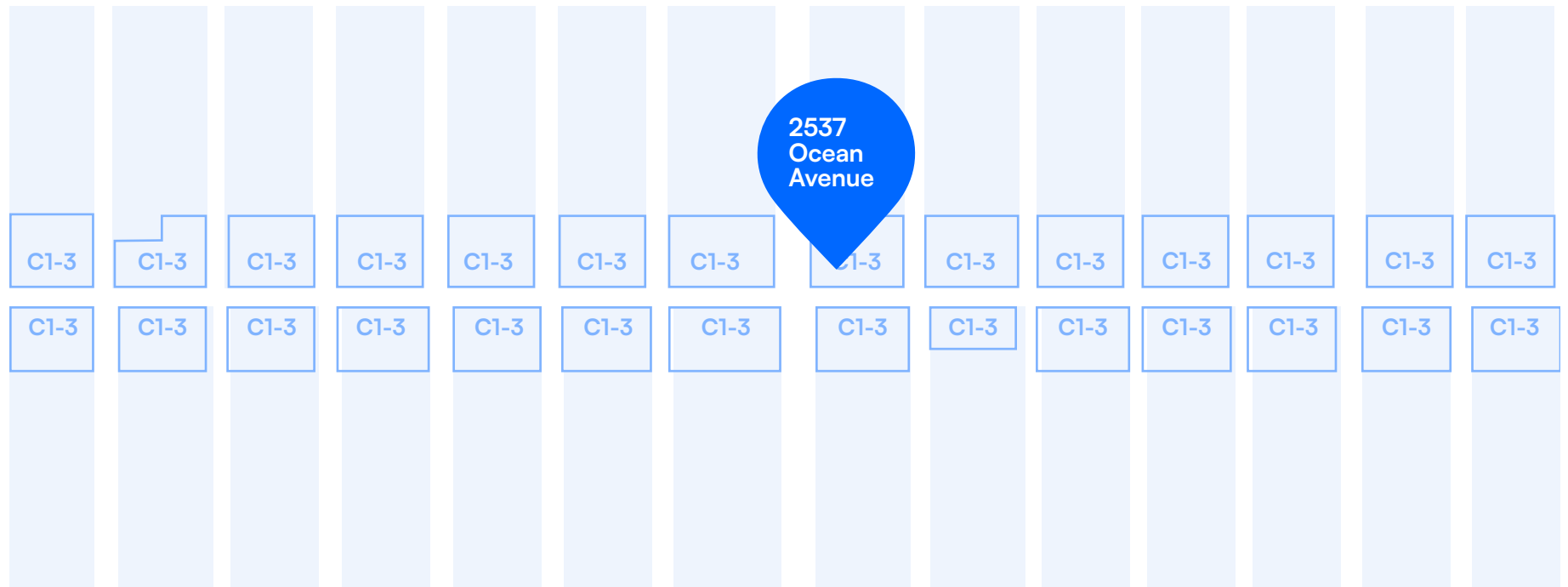
R7-A

R7A is a medium-density residential zoning district in New York City designed to promote contextual apartment buildings that align with the existing neighborhood character. Unlike traditional R7 districts governed by height factor regulations, R7A districts are regulated under the mandatory Quality Housing Program, which encourages consistent street walls, predictable building heights, and mid-rise residential development.

R7A districts permit residential buildings with a maximum Floor Area Ratio (FAR) of 4.0. Buildings are typically developed as six- to eight-story elevator apartment houses with high lot coverage and defined street-wall requirements. The zoning includes contextual height and setback regulations, requiring a base height generally between 40 and 65 feet before setbacks are introduced, with a maximum building height of 80 feet.

To preserve neighborhood scale and streetscape continuity, new buildings must align closely with surrounding structures, and landscaped front yards may be required depending on adjacent conditions. Off-street parking is generally required for 50% of dwelling units, though reductions and waivers may apply for smaller developments or properties located within transit zones.

R7A districts are commonly mapped in established residential neighborhoods throughout New York City, including portions of Manhattan, Brooklyn, Queens, and the Bronx, where the zoning supports medium-density housing while reinforcing a traditional urban form and pedestrian-oriented streetscape.



PROPERTY PHOTOS



Living Room



Living Room



Kitchen



Exterior Balcony View



First Floor



Terrace

PROPERTY RENDERINGS



Dental Office



Physical Therapy



Frontage

INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN			PROJECTED BASE RENT			OPERATING EXPENSES	
STATUS	UNIT #	SF	PER MONTH	PER YEAR	PER SF		
VACANT	2B	705	\$3,100	\$37,200	\$53	Real Estate Tax	\$6,000
AFFORDABLE	2A	748	\$2,600	\$31,200	\$42	Elevator	\$4,000
AFFORDABLE	3A	748	\$2,600	\$31,200	\$42	Insurance	\$5,500
AFFORDABLE	3B	705	\$2,600	\$31,200	\$44	Super	\$6,000
VACANT	4B	705	\$2,850	\$34,200	\$49	MGMT Fee	\$20,514
VACANT	4A	748	\$2,900	\$34,800	\$47	Common Electric	\$1,000
VACANT	5B	705	\$2,950	\$35,400	\$50	Water/Sewer	\$3,000
VACANT	5A	748	\$3,000	\$36,000	\$48	TOTAL EXPENSES	\$46,014
VACANT	PHB	705	\$3,100	\$37,200	\$53	NET PROJECTED OPERATING INCOME	\$466,836
VACANT	PHA	1,074	\$4,075	\$48,900	\$46		
COMMERCIAL	BASEMENT	1,524	\$5,715	\$68,580	\$45	PROJECTED REVENUES	
COMMERCIAL	STREET LEVEL	1,338	\$7,247	\$86,970	\$65	Projected Base Rent	\$512,850
TOTALS		10,453	\$42,738	\$512,850	\$49	TOTAL PROJECTED REVENUES	\$512,850

\$7,600,000

Offered At

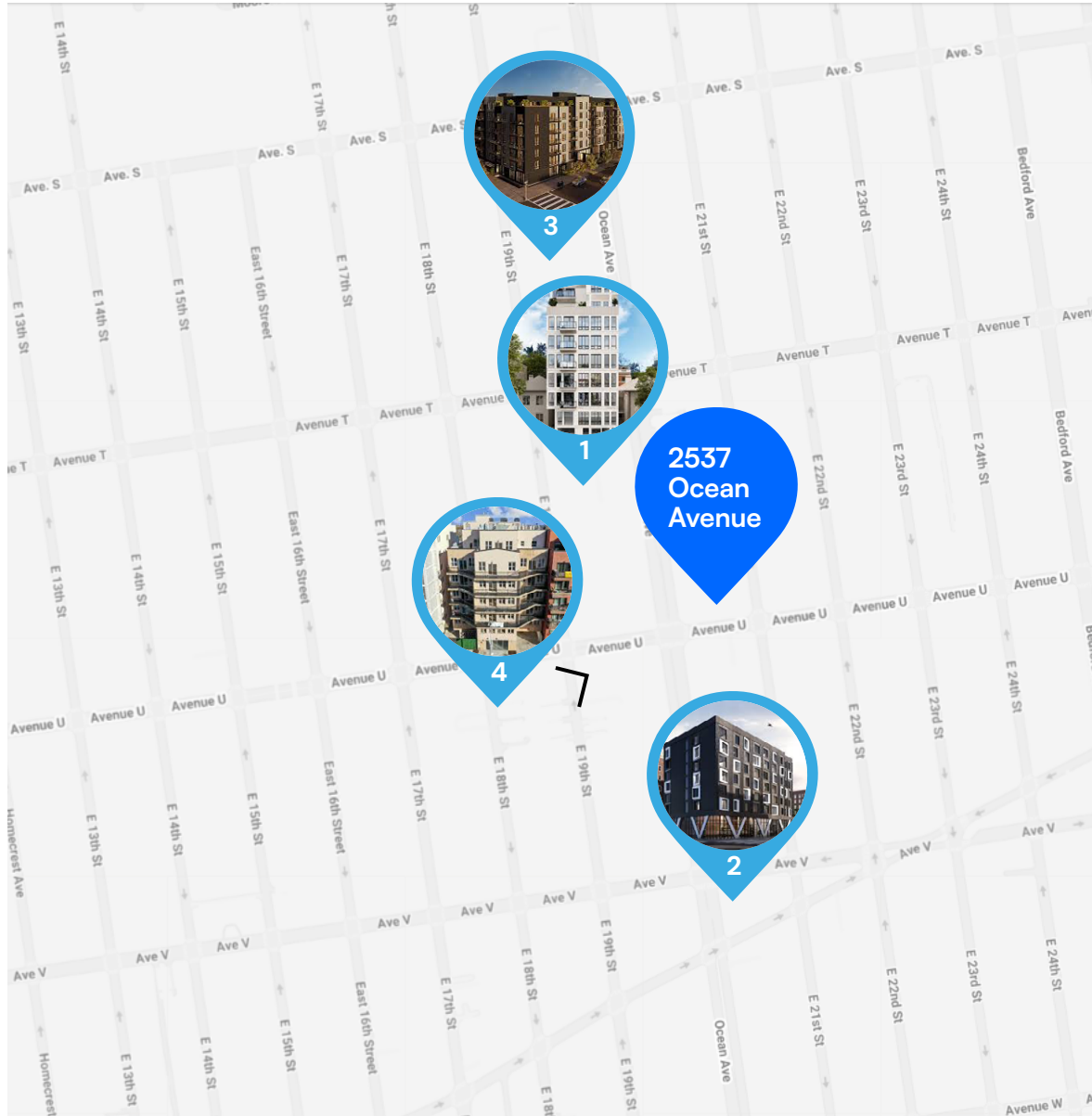
\$466,836

Projected NOI

6.14%

Projected CAP Rate

DEVELOPMENTS IN THE AREA



BUILDING DEVELOPMENTS

- 1. 2518 Ocean Tower** – A modern condominium complex on Ocean Avenue with ~30 residences and private balconies. This is a new development offered with contemporary finishes and amenities.
- 2. VECTOR (2633 Ocean Avenue)** – Eight-story rental community with ~60 units, including studios, 1- and 2-bedroom apartments and resident amenities such as a lounge and fitness area.
- 3. 2442 Ocean Avenue Residences** – Luxury 7-story residential building with ~105 units, concierge/doorman, indoor pool, gym, rooftop deck, and other amenities in the Homecrest/Sheepshead Bay area.
- 4. 2481 Ocean Avenue Apartments** – Boutique residential building on Ocean Avenue (post-war style apartment community, ~7 stories, multi-unit rentals) in the Sheepshead Bay area.



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

HOMECREST

Tucked between Sheepshead Bay and Midwood, Homecrest is a quiet, residential Brooklyn enclave known for its tree-lined streets, well-kept homes, and steady neighborhood rhythm. Ocean Avenue acts as a key north-south corridor connecting residents to everyday conveniences, local eateries, specialty food markets, and essential services. The area reflects a strong Eastern European and Asian influence, visible in its bakeries, delis, and family-run storefronts that give the neighborhood a distinctive character. With easy access to the Avenue U subway station and multiple bus lines, Homecrest offers both accessibility and a calm, community-oriented atmosphere—making it attractive for families, professionals, and small businesses seeking a stable, lived-in Brooklyn setting.

POINTS OF INTEREST

- Manhattan Beach Park
- Holocaust Memorial Park
- Sheepshead Bay
- Kingsborough Community College

DEMOGRAPHICS

Within a one-mile radius of the property

\$103,642	127,865	\$103,642
Total Households	People	Avg Household Income

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