

TRI STATE COMMERCIAL®

**FOR SALE**

25,000 SF CORNER PROPERTY IN PRIME BOROUGH PARK

# 5902 14th Avenue

Brooklyn, NY 11219

Between New Utrecht Avenue & 14th Avenue

**\$8,999,000**  
OFFERED AT

SHLOMI BAGDADI  
212.433.3355 x101  
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**TSC.**

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

5902 14th Avenue offers a strong mixed-use investment on a prominent corner in Borough Park, Brooklyn. The fully renovated building is 100% leased and income-generating, with vacancy clauses that enhance flexibility and deliver an attractive cap rate. Spanning roughly 25,000 square feet, the property includes a well-known catering hall on the ground floor and basement, featuring a full commercial kitchen. The basement and first floor each provide about 7,000 square feet, ideal for event and commercial operations, while the upper floors add adaptable space with approximately 7,000 square feet on the second floor and 3,500 square feet on the third floor.

### LOCATION OVERVIEW

Ideally positioned on between 59th Ave & 60th Ave, the property is located in the heart of Borough Park, one of Brooklyn's most active and tightly knit commercial and residential neighborhoods. Enjoys excellent visibility and consistent foot traffic along 14th Avenue, a major retail corridor known for its concentration of neighborhood shops, eateries, and service-oriented businesses. The area is well served by public transportation, including nearby bus lines and subway access along 13th Avenue, providing convenient connectivity for both patrons and employees. Surrounded by a dense residential population and established local businesses, the location offers a strong demand base, making it highly attractive to commercial tenants and long-term investors alike.

Address	5902 14th Avenue, Brooklyn, NY 11219
Location	Between 59th Avenue & 60th Avenue
Block/Lot	5712 / 72
Zoning	M1-1
Lot Dimensions	80 FT x 100 FT
Lot Size	7,175 SF
Building Dimensions	80 FT x 100 FT
Building Size	25,000 SF
Building Class	A
Total Commercial Units	5
Tenancy	Multiple
Basement	7,000 SF
First Floor	7,000 SF
Second Floor	7,000 SF
Third Floor	3,500 SF



**\$8,999,000**

Offered At

**25,000 SF**

Building Size

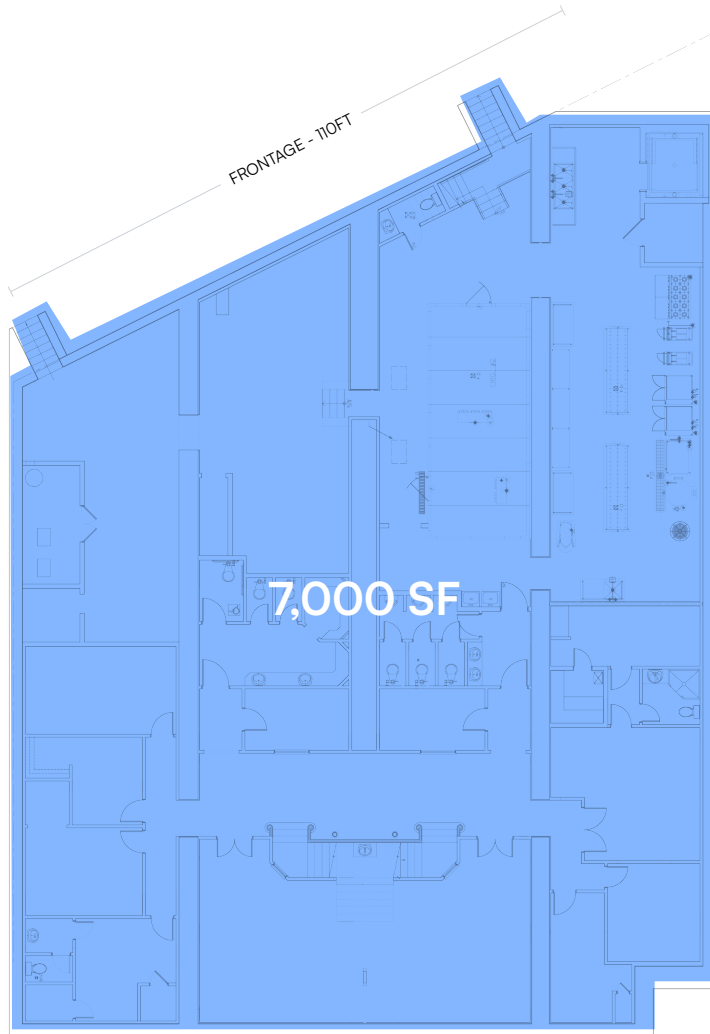
**5**

Commercial Units

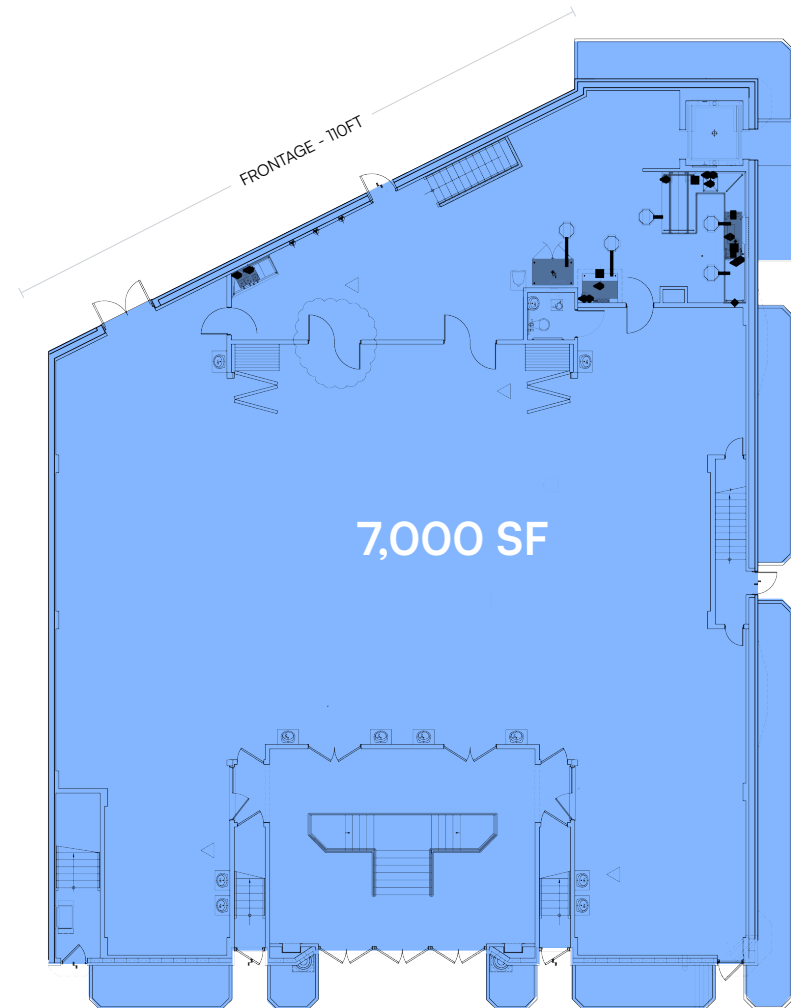




## FLOOR PLANS



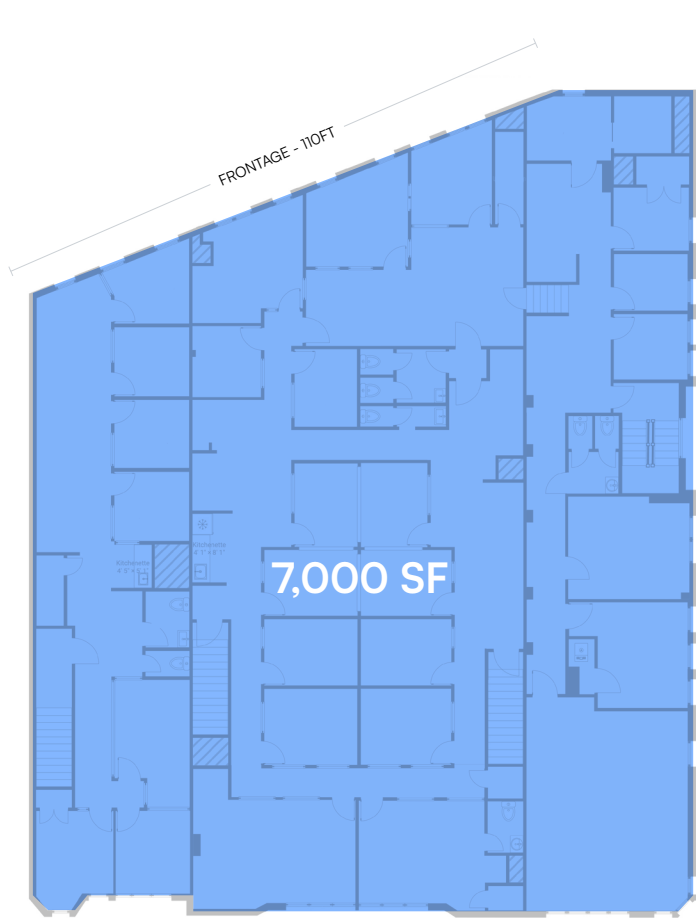
**BASEMENT**



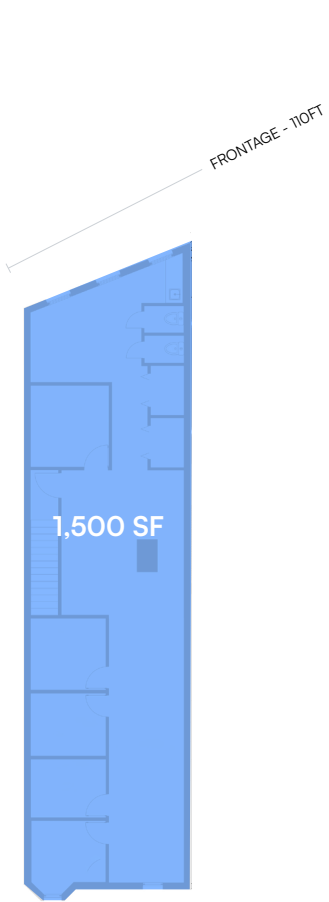
**FIRST FLOOR**

All square footages are approximate

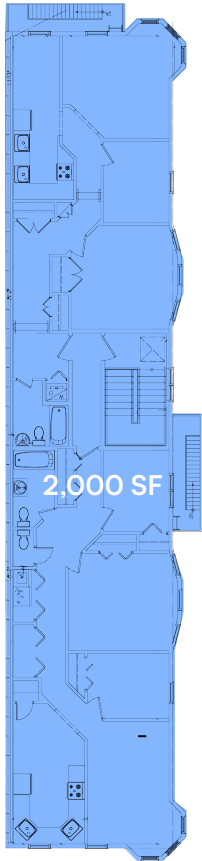
FLOOR PLANS



SECOND FLOOR



THIRD FLOOR LEFT SIDE

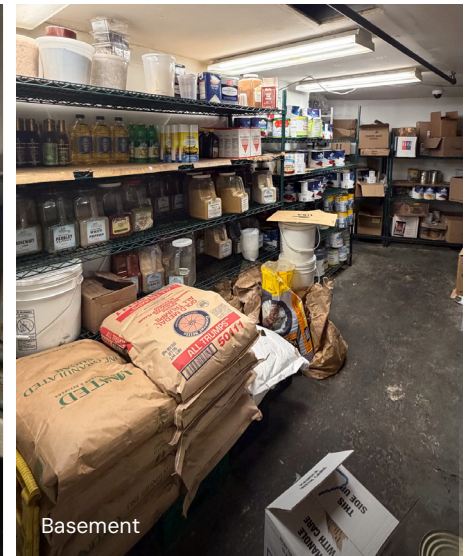
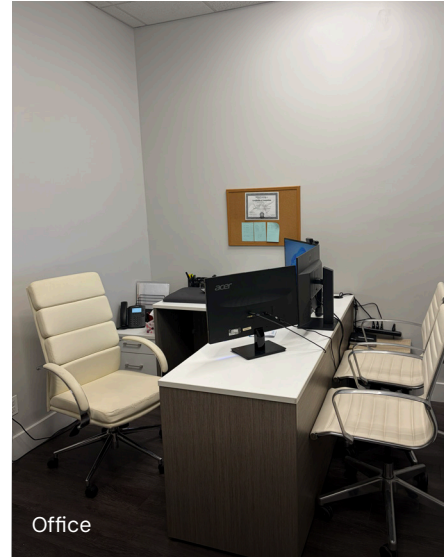


THIRD FLOOR RIGHT SIDE

All square footages are approximate



## PROPERTY PHOTOS





## PROPERTY PHOTOS



Office



Storage Room



Office



Office



Kitchen



Bathroom

## INCOME STATEMENT SUMMARY

### CURRENT RENT ROLL BREAKDOWN

FLOOR	TENANT	SF	LEASE TERM		ACTUAL BASE RENT		
			FROM DATE	TO DATE	PER MONTH	PER YEAR	PER SF
1st Floor & Basement	Banquet Hall – JW Ballroom Inc	5,600	09/2029	09/2029	\$17,686	\$212,232	\$38
2nd Floor Center & Right Side	SWR Equities Rapid X	2,100	02/2027	02/2027	\$5,720	\$68,640	\$33
2nd Floor Left Side	Buttermint Apparel Corp	1,515	11/2029	11/2029	\$4,705	\$56,460	\$37
3rd Floor Right Side	United Sales USA Corp	1,515	10/2029	10/2029	\$4,164	\$49,968	\$33
3rd Floor Left Side	A&C Import Export Services Inc	14,000	09/2032	09/2032	\$30,171	\$362,052	\$26
<b>TOTALS</b>		<b>24,730</b>			<b>\$62,446</b>	<b>\$749,352</b>	<b>\$30</b>

### OPERATING EXPENSES

Real Estate Tax	\$87,075
Repairs and Maintenance	\$20,000
Insurance	\$30,000
Sprinkler Maintenance	\$850
Water	\$2,500
Reimbursements – Ballroom tenant pays 60% of taxes and insurance and water bill	-\$74,000
<b>TOTAL EXPENSES</b>	<b>66,425</b>

**\$8,999,000**

Offered At

**\$683,475**

Actual NOI

**7.6%**

CAP





## ADVISORS BEFORE BROKERS

### LOCATION OVERVIEW

#### BOROUGH PARK

Located in the heart of Borough Park, 5902 14th Avenue benefits from a vibrant, well-established neighborhood known for its strong community ties and active commercial corridors. 14th Avenue serves as a central retail spine, lined with a dense mix of local shops, bakeries, restaurants, medical offices, and essential services that cater to the area's predominantly residential population. The neighborhood is characterized by steady foot traffic, family-oriented amenities, and a consistent demand for everyday goods and services. With convenient access to public transportation and proximity to major thoroughfares, Borough Park offers a stable and welcoming environment for businesses and residents alike. Long recognized for its cultural identity, walkability, and neighborhood loyalty, the area continues to attract retailers, service providers, and families seeking reliability and community-driven commerce.

#### POINTS OF INTEREST

- Borough Park Shopping District
- Sunset Park
- Maimonides Medical Center
- Owl's Head Park

#### DEMOGRAPHICS

*Within a one-mile radius of the property*

49,290

Total Households

173,651

People

\$84,386

Avg Household Income

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Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.