

TRI STATE COMMERCIAL®



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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.

\$8,999,000

Offered At

25,000 SF

Building Size

5

Commercial Units

| | |
|------------------------|--------------------------------------|
| 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 |

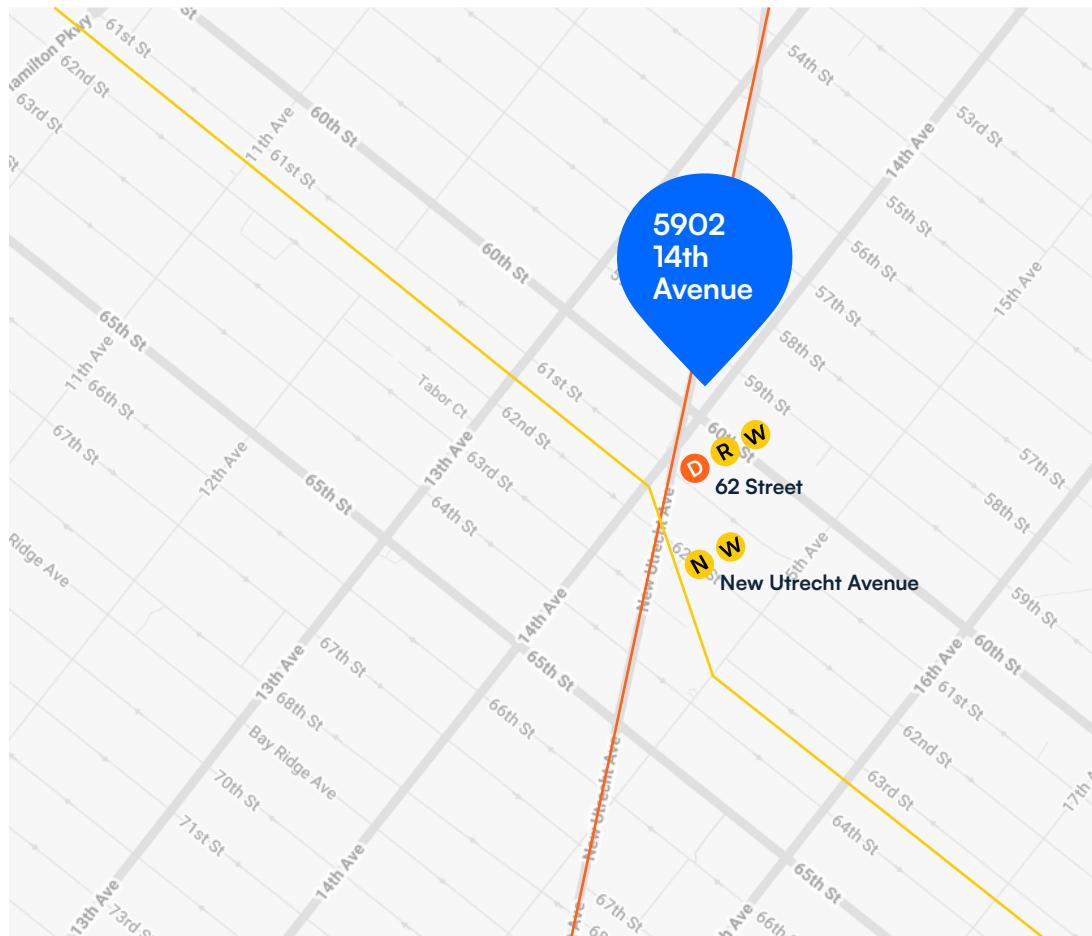


TRANSPORTATION AND TAX MAP

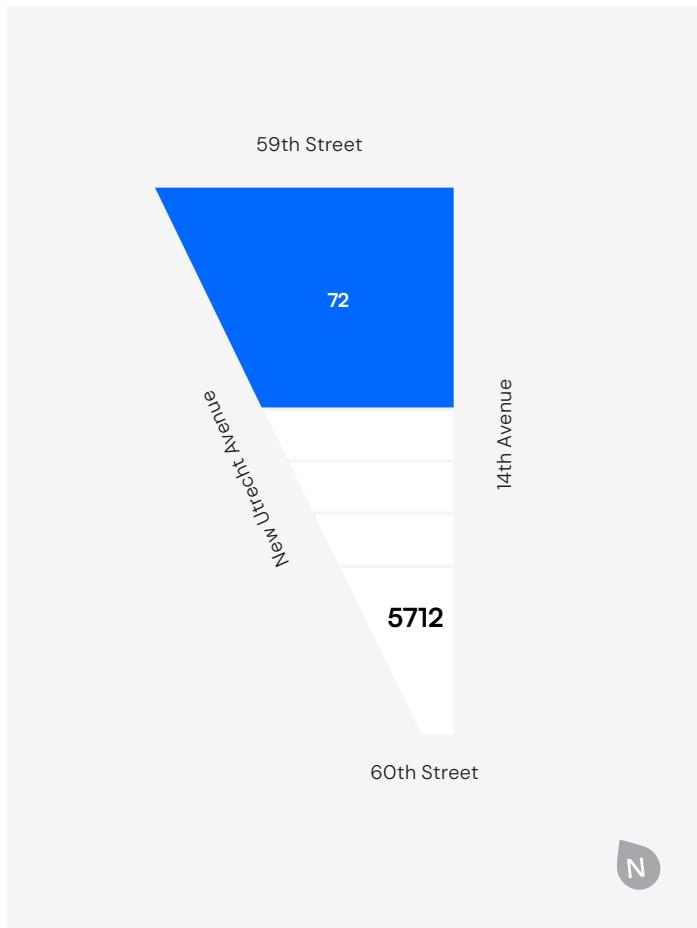
NEAREST TRANSIT

N W Trains at New Utrecht Avenue

D R W Trains at 62 Street



TAX MAP

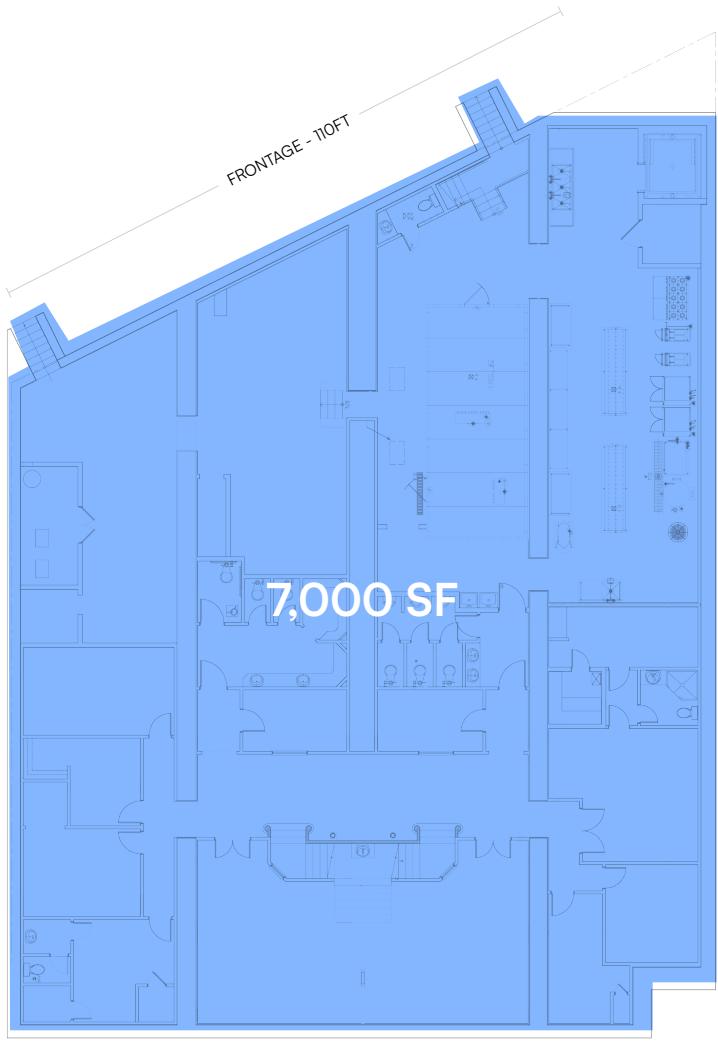


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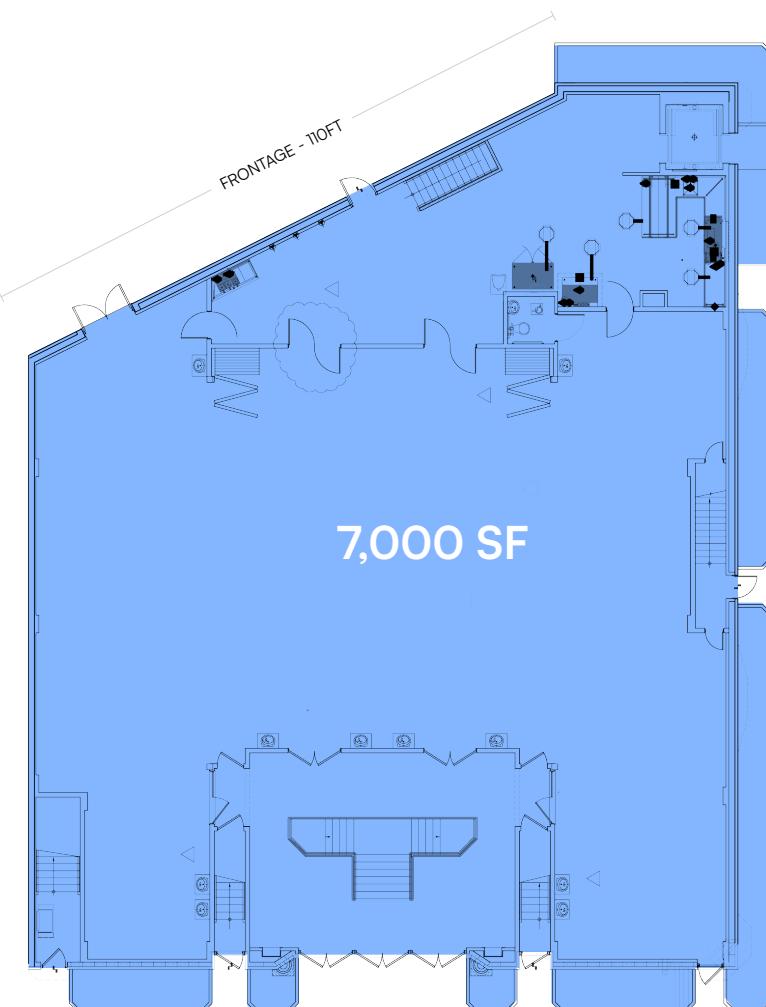
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FLOOR PLANS



BASEMENT



FIRST FLOOR

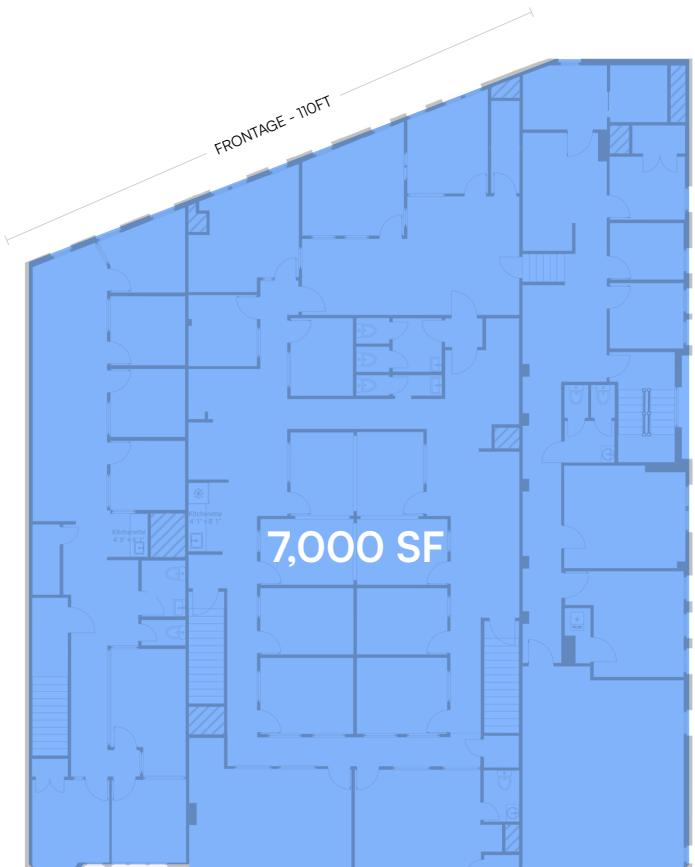
All square footages are approximate

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FLOOR PLANS



SECOND FLOOR



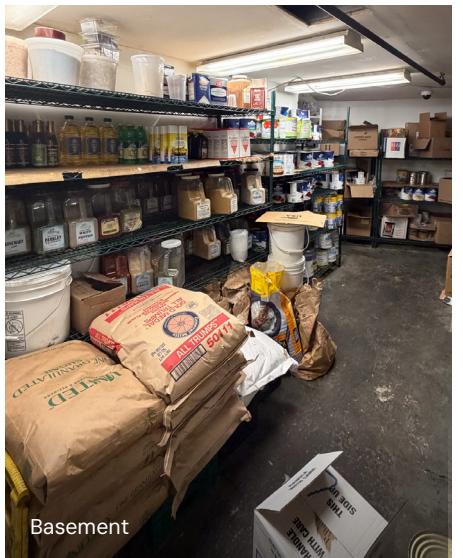
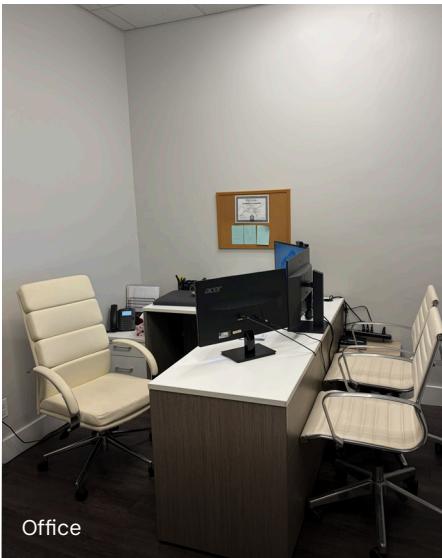
THIRD FLOOR LEFT SIDE



THIRD FLOOR RIGHT SIDE

All square footages are approximate

PROPERTY PHOTOS



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PROPERTY PHOTOS



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 |
| TOTALS | | 24,730 | | | \$62,446 | \$749,352 | \$30 |

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 |
| TOTAL EXPENSES | 66,425 |

\$8,999,000

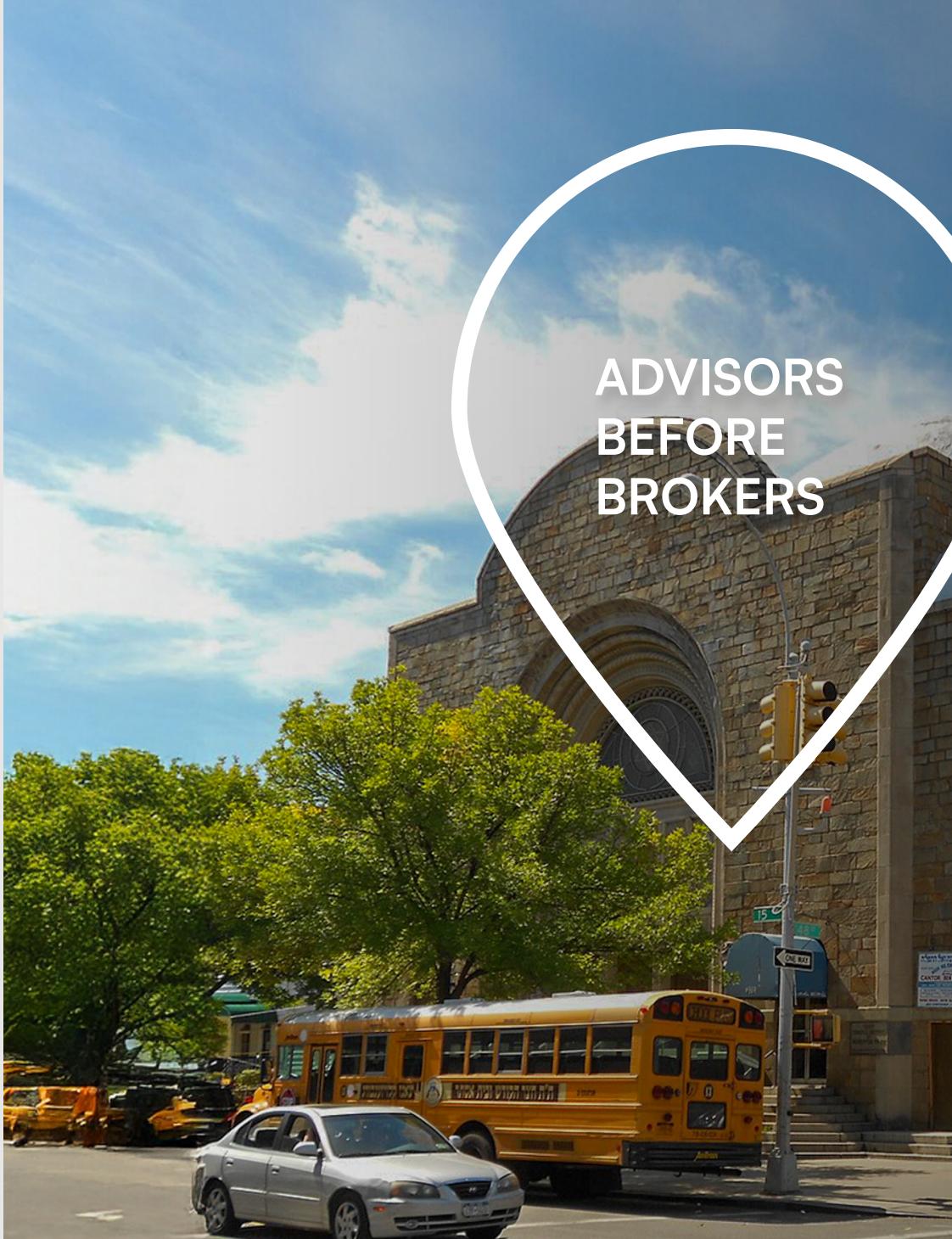
Offered At

\$683,475

Actual NOI

7.6%

CAP



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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 | 173,651 | \$84,386 |
| Total Households | People | Avg Household Income |

5902 14TH AVENUE, BROOKLYN, NY 11219

**25,000 SF
CORNER PROPERTY FOR SALE
IN PRIME BOROUGH PARK**

Between New Utrecht Avenue & 14th Avenue

For More Information Call: **212.433.3355**

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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.