

TRI STATE COMMERCIAL®



FOR SALE

3,500 SF TWO STORY BUILDING WITH 3 COMMERCIAL SPACES

455 Utica Avenue

Brooklyn, NY 11203

Between East New York Avenue & and Maple Street

\$1,300,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

455 Utica Avenue offers a unique investment opportunity in the East Flatbush neighborhood of Brooklyn. This two story commercial building spans approximately 3,500 square feet and features three fully leased units, including a commissary kitchen and two law offices specializing in different legal practices. The property sits on a high visibility corridor with strong foot traffic and steady local demand. With a stable tenant mix and prime frontage along Utica Avenue, this asset presents long-term income potential in a well-established and transit-accessible commercial district.

LOCATION OVERVIEW

Ideally situated on Utica Avenue between East New York Avenue and Maple Street, 455 Utica Avenue is located in East Flatbush, a vibrant and well-connected Brooklyn neighborhood. The property benefits from strong foot traffic and proximity to the Crown Heights – Utica Avenue subway station, providing convenient access to public transportation. This active commercial corridor is home to a mix of national retailers, local businesses, and professional services, creating a dynamic environment for both investors and tenants. The surrounding area features dense residential blocks, ensuring steady demand and visibility for commercial occupants.

Address	455 Utica Avenue, Brooklyn, NY 11203
Location	Between East New York Avenue & and Maple Street
Block/Lot	4591/80
Zoning	C8-2
Lot Dimensions	25 FT x 76.67 FT
Lot Size	1,917 SF
Building Dimensions	25 FT X 77 FT
Building Size	3,500 SF
Building Class	K4
No. Of Stories	2
Units	3
Tax Class	4
Taxes (25/26)	\$28,370



\$1,300,000

Offered At

3,500 SF

Building Size

3

Units

\$28,370

Taxes (25/26)

7.54%

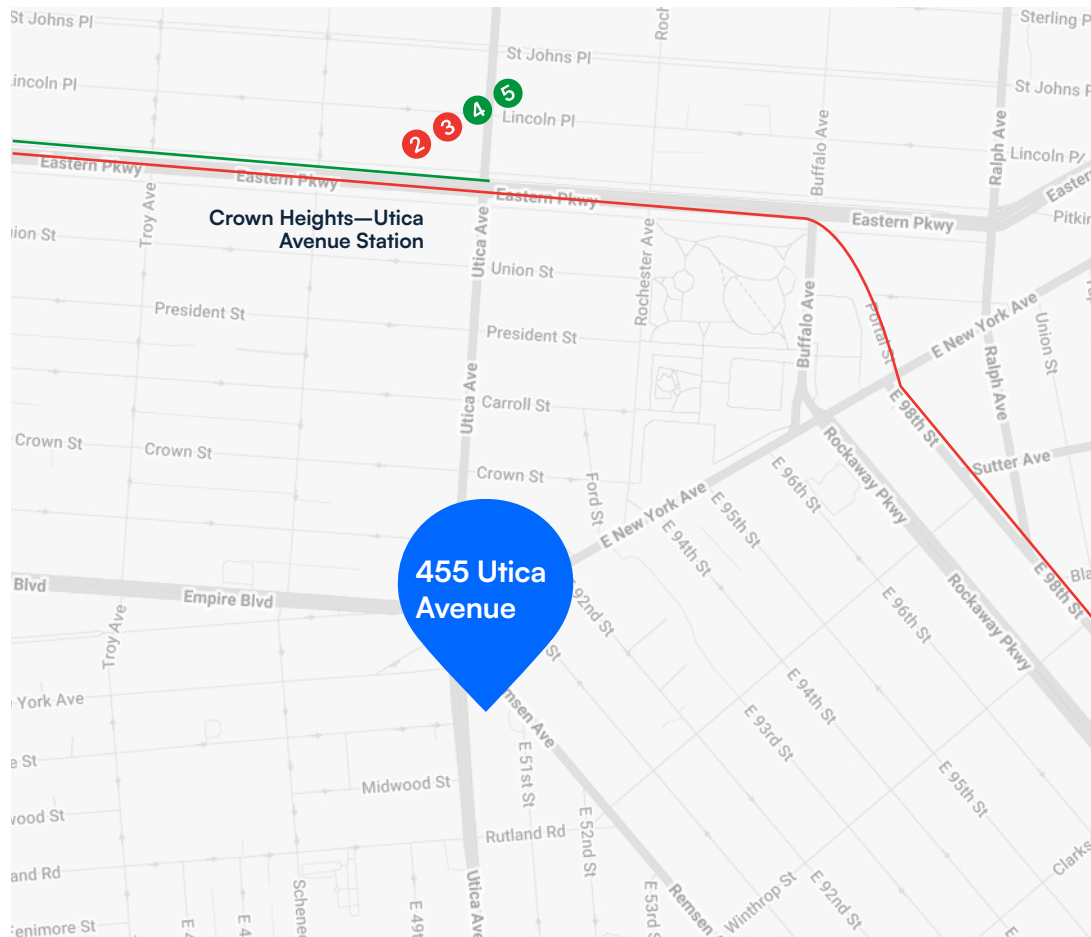
Cap Rate

TRANSPORTATION AND TAX MAP

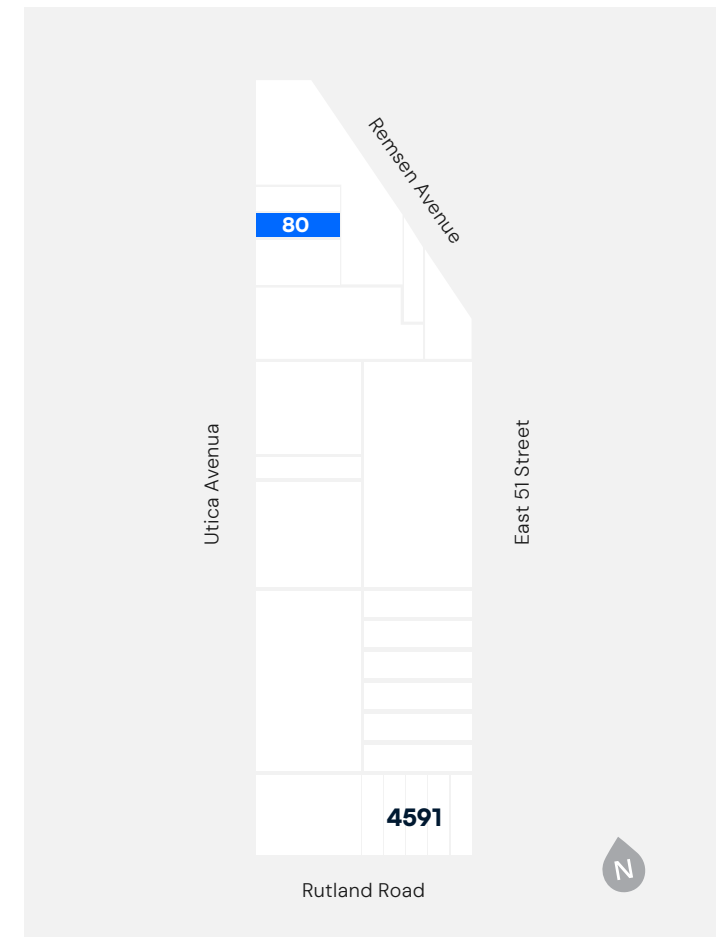
NEAREST TRANSIT

2 3 4 5 Trains at Crown Heights – Utica Avenue

B46 B17 B46 B12 Bus Lines



TAX MAP



PROPERTY PHOTOS



INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN

TENANT	UNIT #	LEASE TERM			ACTUAL BASE RENT			RENEWALS
		SQ FT	START DATE	TO DATE	PER MONTH	PER YEAR	PER SF	
Holesome Bagels	Retail	2,000	5/1/2025	4/30/2030	\$6,000	\$72,000	\$36.00	5 YR at 10% increase at year 6
Levine & Wiss PLLC	Office A	800	04/01/2014	12/31/2029	\$2,812	\$33,746	\$42.18	NA
Washington Law Firm	Office B	700	12/30/2019	12/31/2029	\$1,724	\$20,690	\$29.56	NA
Totals		3,500			\$10,536	\$126,436	\$35.91	

ACTUAL REVENUES

Actual Base Rent	\$126,436
Misc Property Income (Maintenance, Water and Tax)	\$3,919
TOTAL REVENUES	\$130,355

OPERATING EXPENSES

Insurance	\$4,000
Real Estate Taxes	\$28,370
TOTAL EXPENSES	\$32,370
NET ACTUAL OPERATING INCOME	\$97,985

RECOVERIES


TENANT	TYPE	SHARE % OF INCREASE	STARTING RE TAX BASE	RE BASE YEAR
Holesome Bagels	RE TAXES	50%	\$26,883	2025-2026
Levine & Wiss PLLC	RE TAXES	25%	\$24,456	2017-2018
Washington Law Firm	RE TAXES	25%	\$26,942	2019-2020

\$1,300,000

Offered At

7.54%

In-place CAP



PLACE YOURSELF ON THE EAST FLATBUSH MAP

LOCATION OVERVIEW

EAST FLATBUSH

Rooted in rich Caribbean heritage and a strong sense of community, East Flatbush is a lively Brooklyn neighborhood known for its cultural vibrancy and residential stability. Utica Avenue serves as a major commercial artery, lined with family-owned restaurants, law offices, beauty salons, and neighborhood retailers that cater to the area's diverse population. With convenient access to the Crown Heights Utica Avenue subway station and a consistent flow of foot traffic, the corridor continues to support a mix of small businesses and professional services, making it an ideal setting for long-term growth and local engagement.

POINTS OF INTEREST

- Wyckoff House Museum
- Prospect Park
- Brooklyn Botanic Garden
- Brooklyn Museum

DEMOGRAPHICS

Within a one-mile radius of the property

72,593

Total Households

169,350

People

\$60,339

Avg Household Income

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