

# 271 BRIGHTON BEACH AVE

Brooklyn, NY 11235



## Retail Building For Sale

**MICHAEL SEZAN**

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# PROPERTY SUMMARY



## PROPERTY ANALYSIS

|                |                                            |
|----------------|--------------------------------------------|
| Address        | 271 Brighton Beach Ave, Brooklyn, NY 11235 |
| Block & Lot    | 08672-0033                                 |
| Neighborhood   | Brighton Beach                             |
| Cross Streets  | Brighton 2nd St & Brighton 3rd St          |
| Asset Type     | Retail                                     |
| Lot SF         | 10,000 SF                                  |
| Lot Size       | 60 ft x 140 ft                             |
| Building SF    | 19,686 SF                                  |
| Building Size  | 60 ft x 140 ft                             |
| No. of Units   | 2                                          |
| No. of Stories | 2                                          |
| Zoning         | R6, C1-2                                   |
| FAR (As Built) | 3 (1.97)                                   |
| Buildable      | 30,000 SF                                  |
| Taxes          | \$201,865                                  |
| Tax Class      | 4                                          |

**ASKING PRICE \$19,250,000**

**CAP RATE: 6.3%**

Asset CRG Advisors, LLC has been exclusively retained to market 271 Brighton Beach Ave., a prime Brighton Beach corridor of Brooklyn's most established and consistently trafficked immigrant-serving retail strips, steps from the boardwalk and the Brighton Beach subway station (B/Q lines). Diversified, multi-level income stream spanning ground-floor retail, second-floor office and wellness suites, a mezzanine level, and a basement fitness club, reducing reliance on any single use or tenant category.

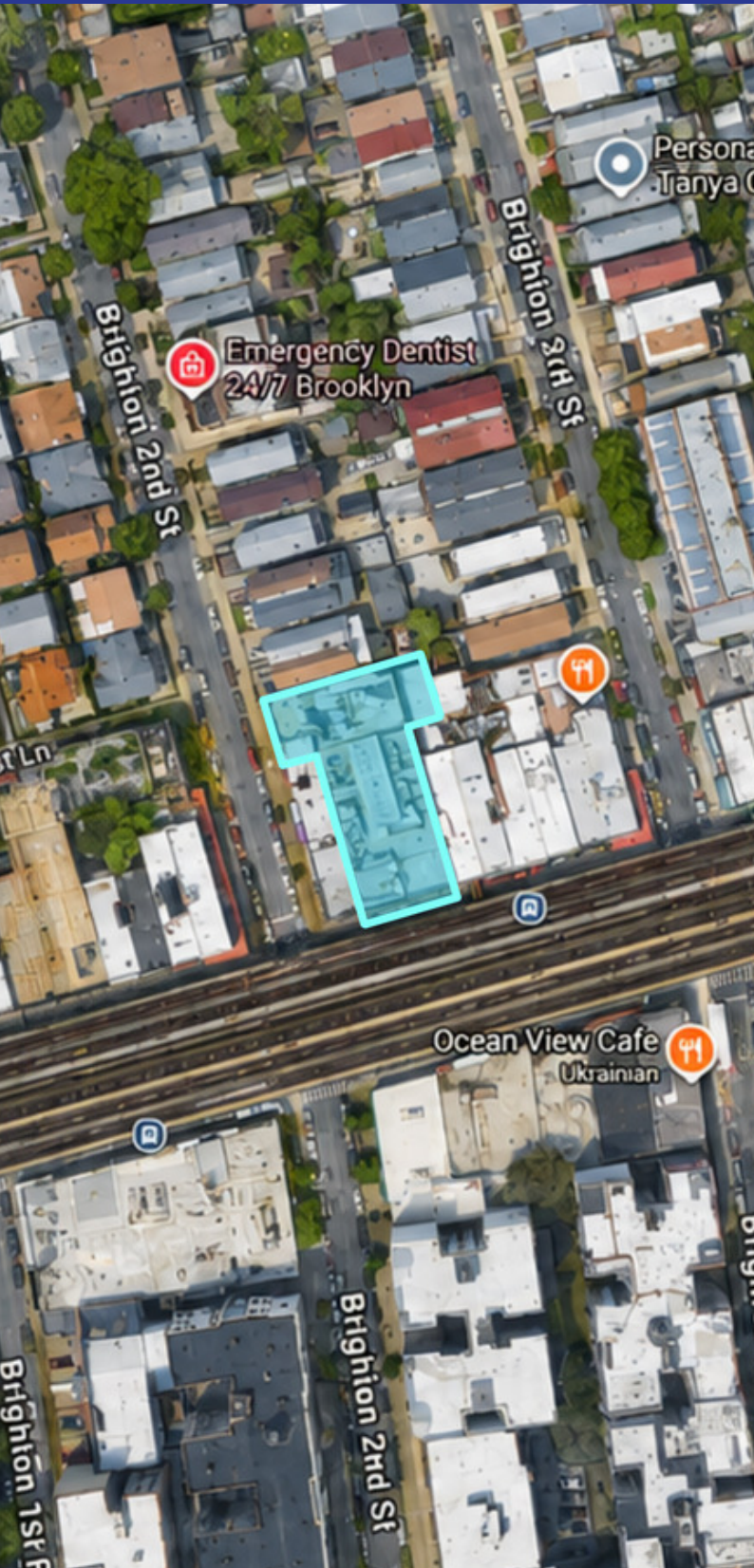
Deep, varied tenant roster of 28+ operating businesses, including fashion and jewelry retailers, a gourmet specialty food shop, a bakery/café, professional and law offices, salons, medical spa/esthetician suites, a Pilates studio, and a full-service fitness club. Embedded rent growth built into leases: Nearly every lease is structured with a defined extension option at a new negotiated term, giving ownership repeated opportunities to mark rents to market.

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Deep, varied tenant roster of 28+ operating businesses, including fashion and jewelry retailers, a gourmet specialty food shop, a bakery/café, professional and law offices, salons, medical spa/esthetician suites, a Pilates studio, and a full-service fitness club. Embedded rent growth built into leases: Nearly every lease is structured with a defined extension option at a new negotiated term, giving ownership repeated opportunities to mark rents to market.

Long-dated lease commitments: a number of tenants are committed on primary terms running into the early-to-mid 2030s, providing income durability well beyond a typical hold period. Immediate upside from lease-up: 3 currently vacant suites carry a combined projected income of \$174,000/year, representing an additional ~12% of income upon lease-up.

A largely landlord-favorable expense structure is offset by low per-unit operating costs; tenants are responsible for waste removal and HVAC maintenance, keeping the day-to-day operating burden manageable relative to gross income.

## LOCATION DESCRIPTION

271 Brighton Beach Ave is ideally located in the heart of Brighton Beach, one of Brooklyn's most established and vibrant waterfront neighborhoods. Situated along Brighton Beach Avenue, the area's primary commercial corridor, the property benefits from exceptional pedestrian traffic driven by a dense residential population, destination retail, and year-round visitors. Just steps from the Brighton Beach subway station (B/Q lines) and the iconic Riegelmann Boardwalk, the location offers outstanding accessibility and strong visibility within one of South Brooklyn's busiest retail districts.

The surrounding neighborhood is home to a diverse mix of restaurants, cafés, specialty food markets, professional offices, wellness providers, and neighborhood-serving retailers that create consistent daily foot traffic. Known for its thriving immigrant community and longstanding local businesses, Brighton Beach continues to attract both loyal residents and visitors from across New York City. Its close proximity to Coney Island, Manhattan Beach, and Sheepshead Bay further enhances the property's appeal, positioning it within a dynamic and highly sought-after commercial market.

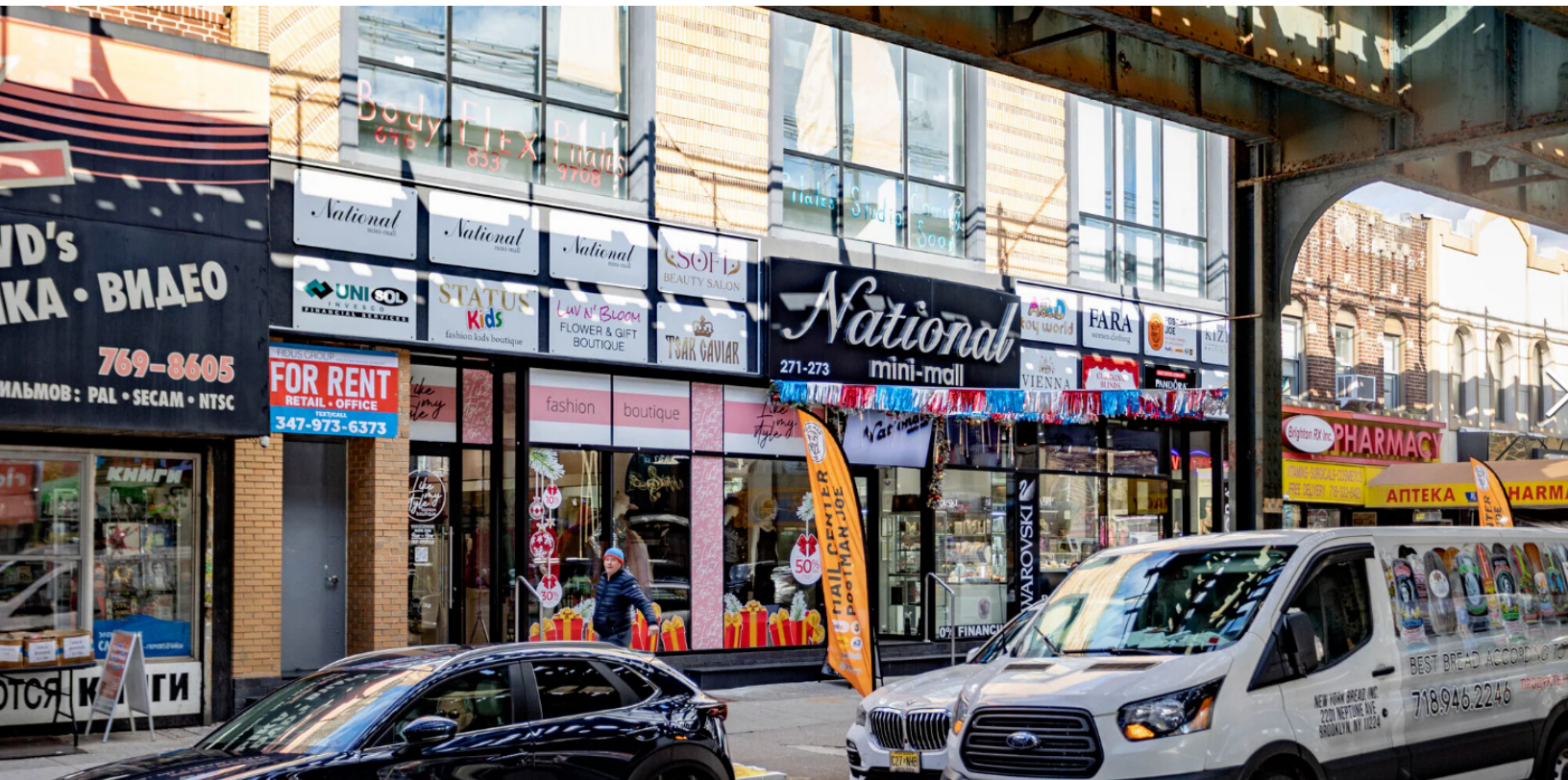
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# PROPERTY PHOTOS @Showcase



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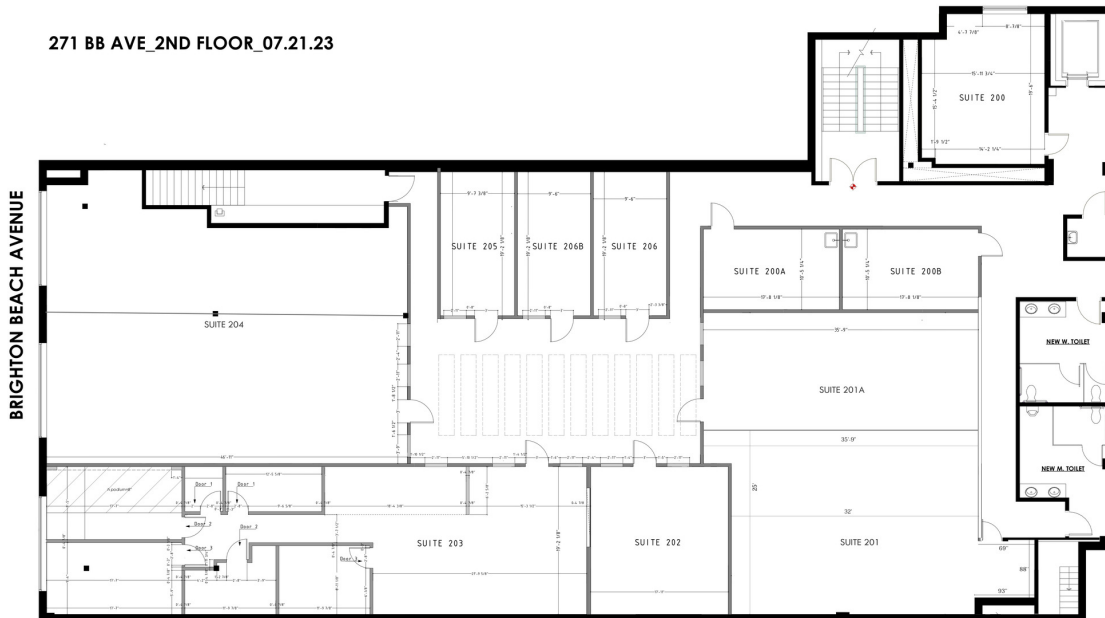


271 BB AVE\_1ST FLOOR\_10.11



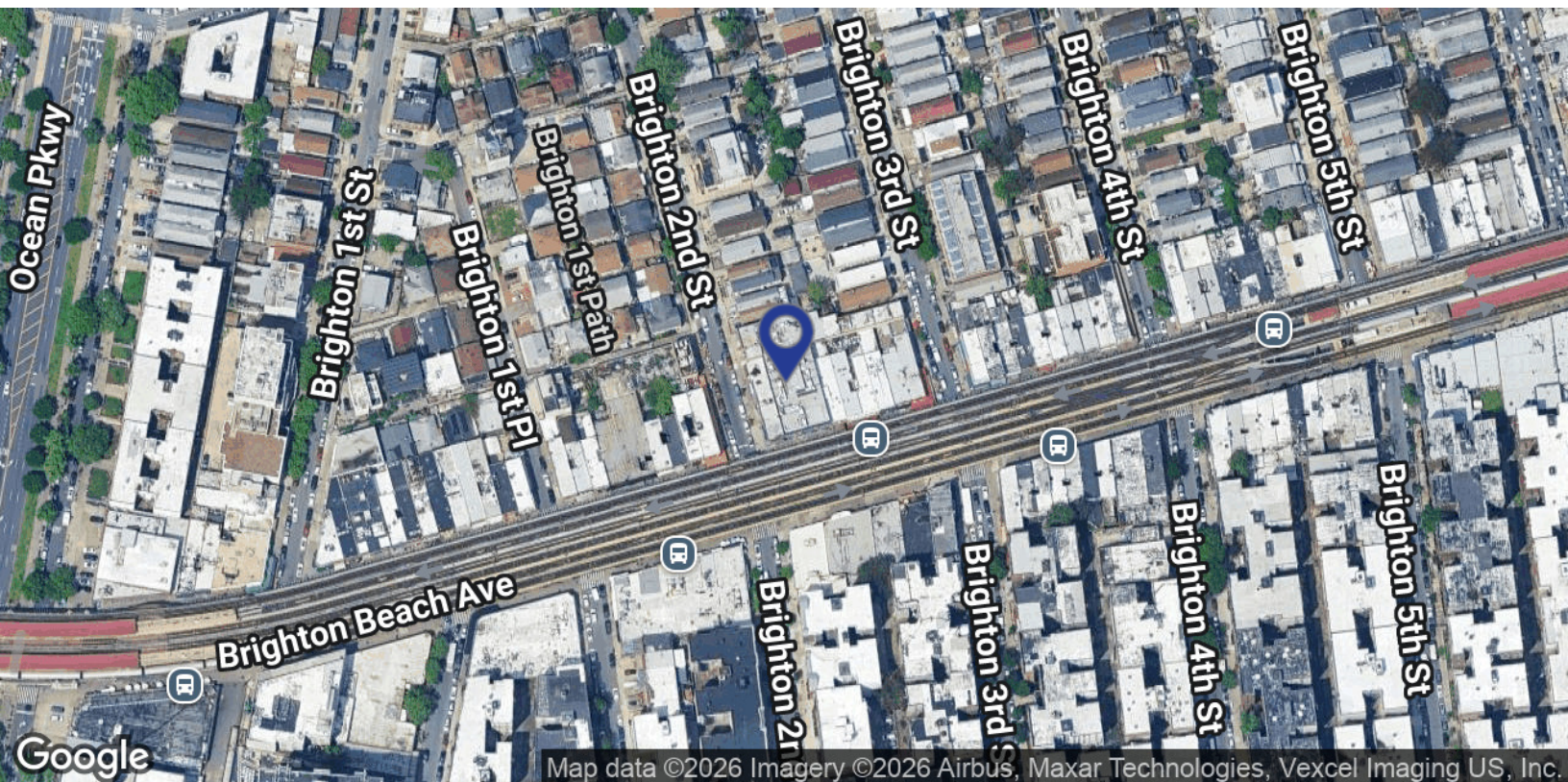
BRIGHTON 2ND ST

271 BB AVE\_2ND FLOOR\_07.21.23





# RETAILER & AERIAL MAP



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# NEIGHBORHOOD OVERVIEW



## BRIGHTON BEACH

Brighton Beach is a historic and vibrant seaside neighborhood in southern Brooklyn, New York City, known for its deep cultural identity, distinct oceanside character, and world-renowned immigrant heritage. Bordered by Coney Island to the west, Manhattan Beach to the east, Sheepshead Bay to the north, and the Atlantic Ocean to the south, Brighton Beach serves as a major cultural and recreational hub along the Brooklyn waterfront. Historically, it developed in the late 19th century as a high-end resort destination before transforming into a densely populated residential community. Today, it stands as one of the city's most unique neighborhoods, shaped by generations of working-class families, diverse immigrant enclaves, and a lively coastal economy.

Following waves of immigration in the late 20th century, the neighborhood became the heart of New York's Soviet-born community, earning the famous moniker "Little Odessa" due to its large influx of Russian, Ukrainian, Central Asian, and Jewish residents. Today, this heritage blends with newer global immigrant communities, contributing to a rich cultural fabric that defines the local lifestyle. This unique diversity is deeply reflected in the neighborhood's traditional Cyrillic signage, specialized international food markets, European-style cafes, and long-standing local businesses. This cultural texture gives the community a strong sense of identity, resilience, and pride.

The neighborhood architecture is characterized by a dense mix of residential building types, including pre-war low-rise apartment buildings, brick row houses, and modern high-rise luxury condominiums. Many blocks maintain a bustling yet tight-knit residential character, where multi-generational families and elderly residents contribute to a sense of stability and tradition. Daily life heavily revolves around the historic wooden boardwalk and the adjacent sandy beach, which serve as a massive public backyard for residents to socialize, exercise, and gather. These iconic public spaces anchor the community and foster deep neighborhood connections.

Brighton Beach features significant economic activity centered along its main commercial corridor, Brighton Beach Avenue, which runs directly beneath the elevated B and Q subway lines. This bustling avenue provides excellent transit access to Manhattan while hosting a vibrant mix of specialty grocery stores, clothing boutiques, and authentic international restaurants. While the area has navigated environmental challenges like coastal storms over the decades, it remains a resilient neighborhood defined by endurance and community strength. Today, it stands as a community beautifully balancing its identity—honoring its deep-rooted immigrant history while steadily evolving through new waterfront development.

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