

TRI STATE COMMERCIAL®



TSC. **FOR SALE** Jack Sardar 212.433.3355

FOR SALE

2,772 SF FULLY RENOVATED COMMERCIAL BUILDING WITH
TURN-KEY RESTAURANT - DELIVERED VACANT

410 Utica Avenue

Brooklyn, NY 11213

Between Montgomery Street & Crown Street

\$1,100,000
OFFERED AT

SHLOMI BAGDADI
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TSC.

PROPERTY SUMMARY

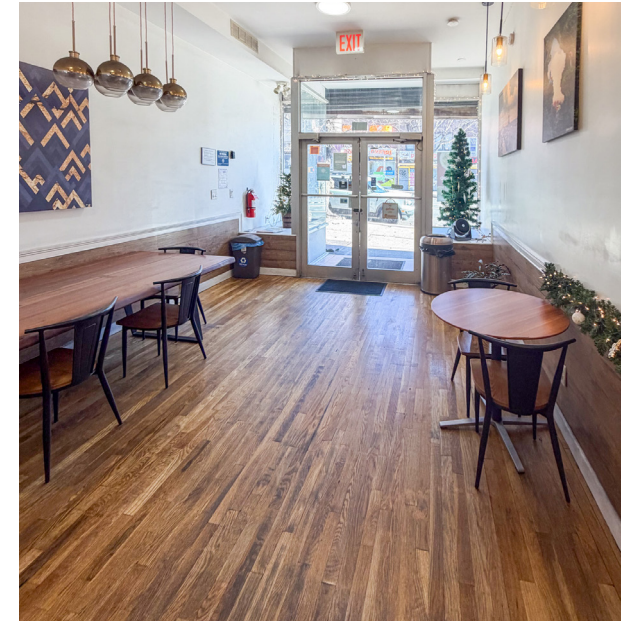
EXECUTIVE SUMMARY

410 Utica Avenue presents a prime mixed-use commercial opportunity in the heart of Crown Heights, Brooklyn. This two-story Class A property features a turnkey restaurant on the ground floor and two separate office units on the second floor, totaling three commercial units. The building is equipped with gas and heat for all units, each with its own electrical meter, offering efficient and independent utility management. Delivered with no open violations and located along the well-trafficked Utica Avenue corridor, the property provides strong visibility and flexibility for owner-users or investors seeking a high-quality commercial asset.

LOCATION OVERVIEW

Ideally positioned along Utica Avenue near Eastern Parkway, the property benefits from strong foot and vehicular traffic, excellent street presence, and visibility along Utica Avenue, a well-traveled commercial corridor known for its mix of neighborhood retail, food establishments, medical offices, and local service providers. The location offers convenient access to public transportation, including nearby subway lines and bus routes, and is surrounded by a large residential base that supports consistent daily activity. With a vibrant streetscape and a growing mix of local and regional businesses, 410 Utica Avenue presents an attractive opportunity for commercial users and long-term investors alike.

Address	410 Utica Avenue, Brooklyn, NY 11213
Location	Between Montgomery Street & Crown Street
Block/Lot	1419 / 50
Zoning	R7-1
Lot Dimensions	18 FT x 81 FT
Lot Size	1,458 SF
Building Dimensions	18 FT x 75 FT
Building Size	2,772 SF
Building Class	A
Total Commercial Units	3
Occupancy	Delivered Vacant



\$1,100,000

Offered At

2,772 SF

Building Size

3

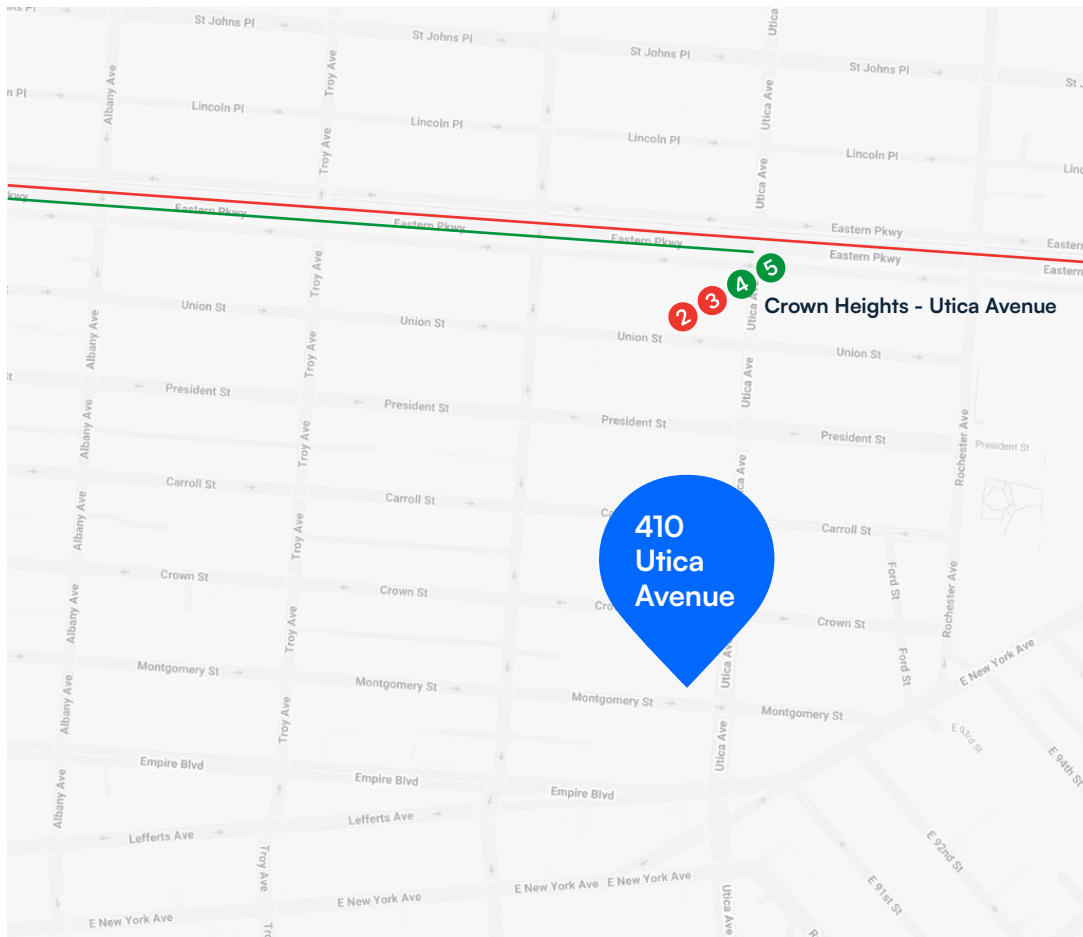
Commercial Units

TRANSPORTATION AND TAX MAP

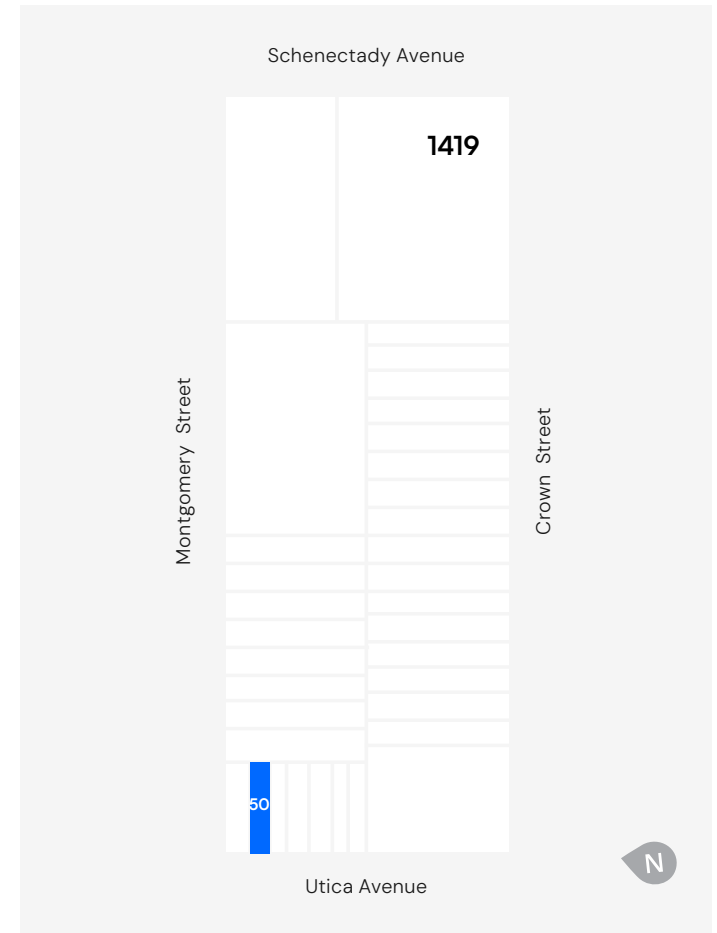
NEAREST TRANSIT

2 3 4 5 Trains at Crown Heights - Utica Avenue

B46 B17 B12 B46-SBS Bus Lines



TAX MAP



PROPERTY PHOTOS



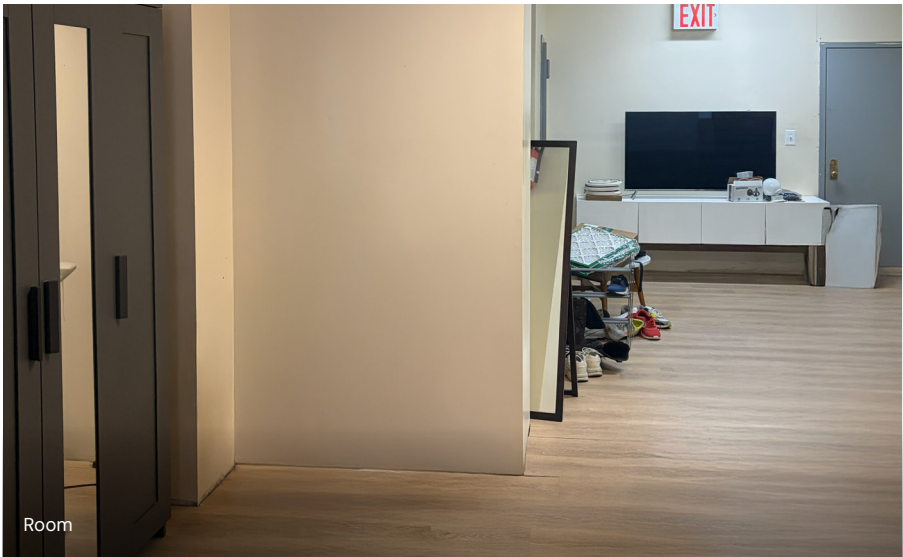
Restaurant Store



Restaurant Kitchen



Restaurant Kitchen



Room



Kitchen



Basement



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

CROWN HEIGHTS

Vibrant and culturally rich, Crown Heights is a thriving Brooklyn neighborhood known for its strong community presence, historic architecture, and active commercial corridors. Utica Avenue serves as a key north-south thoroughfare, lined with neighborhood retail, restaurants, medical offices, and essential services that support a dense residential population. The area benefits from consistent foot traffic, excellent transit access via nearby subway lines and bus routes, and close proximity to Eastern Parkway. Long recognized for its diversity and neighborhood vitality, Crown Heights continues to attract residents, entrepreneurs, and investors drawn to its accessibility, energy, and long-term growth.

POINTS OF INTEREST

- Eastern Parkway
- Brooklyn Museum
- Brooklyn Botanic Garden
- Brower Park

DEMOGRAPHICS

Within a one-mile radius of the property

62,213

Total Households

169,952

People

\$79,082

Avg Household Income

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