



185 UTICA AVENUE

BROOKLYN, NY 11213



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FOR MORE INFORMATION, PLEASE CONTACT:

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EXECUTIVE SUMMARY



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Cushman & Wakefield is pleased to present to market 185 Utica Avenue, in Crown Heights, Brooklyn. The 4,050 SF 4-family property is located on Utica Avenue between Park Place and Prospect Place.

INVESTMENT HIGHLIGHTS

- 2025 Gut-Renovations
 - Hardwood Floors
 - Stainless Steel appliances
 - Ground floor and 3rd floor duplexes
 - Mini-split systems for all units
- Storage lockers in basement
 - Subway access at Crown Heights-Utica Ave Station for 1,2,3 and 4 trains
 - Subway access at Utica Ave Station for A and C trains

Renovated to the studs in 2025, the building underwent an Alteration-1 and is brand new bar the exteriors walls. The property boasts a large 2BR ground-floor duplex with a private backyard and 9-foot ceilings. Floor two holds two 1BR units and floor three is a 3BR 2BA unit with a duplex to an extra BR/Office on the roof. All units have mini-split A/C and Washer/Dryers.

The offering will be delivered fully vacant and with TCO, allowing for investors or Users to occupy and place their own tenants. Shared basement space holds three storage units for the 2nd and 3rd floor apartments.

Please direct all inquiries to Cushman & Wakefield.

PROPERTY INFORMATION

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Address:	185 Utica Avenue	
Block & Lot:	Crown Heights, NY 11213	
Lot Dimensions:	1367-2	
Lot SF:	1,800	SF (approx.)

BUILDING INFORMATION

Property Type:	Walkup		
Building Dimensions:	20' x 55'		
Stories:	3		
Year Built/Last Altered	1910 / 2025		
Above Grade Gross SF:	3,450	SF (approx.)	
Below Grade Gross SF:	600	SF (approx.)	
Total Gross SF:	4,050	SF (approx.)	
Residential Units:	4		
Commercial Units:	0		
Total Units:	4		
Gross Residential SF:	4,050	SF (approx.)	
Net Residential SF:	3,443	SF (approx.)	15% loss factor
Avg. Net Unit SF:	861		

ZONING INFORMATION

Zoning:	R6, C1-3		
Residential FAR (As-of-Right):	2.43		
Community Facility FAR	4.80		
Total Buildable SF (As-of-Right):	4,734	SF (approx.)	
Less Existing Structure:	3,450	SF (approx.)	
Available Air Rights (As-of-Right):	924	SF (approx.)	

NYC FINANCIAL INFORMATION (25/26)

Total Assessment:	\$16,520
Annual Property Tax:	\$3,516
Tax Class:	I
Tax Rate:	20.3090%

REVENUE

RESIDENTIAL REVENUE

UNIT	BEDS	BATHS	SF	EXP.	STATUS	NOTES	MONTHLY RENT	\$/SF
1	2	1	1,350	Vacant	FM	Duplex to Basement, W/D	\$5,500	\$49
2	1	1	525	Vacant	FM	W/D	\$3,650	\$64
3	1	1	525	Vacant	FM	W/D	\$3,650	\$64
4	3	2	1,050	Vacant	FM	W/D	\$5,250	\$60
Residential Monthly			3,450				\$16,350	\$57
Residential Annual							\$196,200	\$57
Residential Averages			863				\$4,088	\$57



INCOME & EXPENSES ANALYSIS

RESIDENTIAL REVENUE	NSF	\$ / UNIT / MO.	\$ / SF	ANNUAL INCOME
Gross Annual Income	3,443	\$4,088	\$48.53	\$196,200
Less General Vacancy / Credit Loss (3.0%)		(\$123)	(\$1.71)	(\$5.886)
Effective Gross Annual Income			\$55.28	\$190,314

STORAGE UNITS	SPOTS	\$/SPOT	ANNUAL INCOME
Gross Annual Income	3	\$200	\$7,200
Less General Vacancy (7.0%)			(\$504)
Effective Gross Annual Income			\$6,696

RESIDENTIAL REVENUE	ANNUAL INCOME
Effective Gross Annual Income	\$68.60 \$197,010

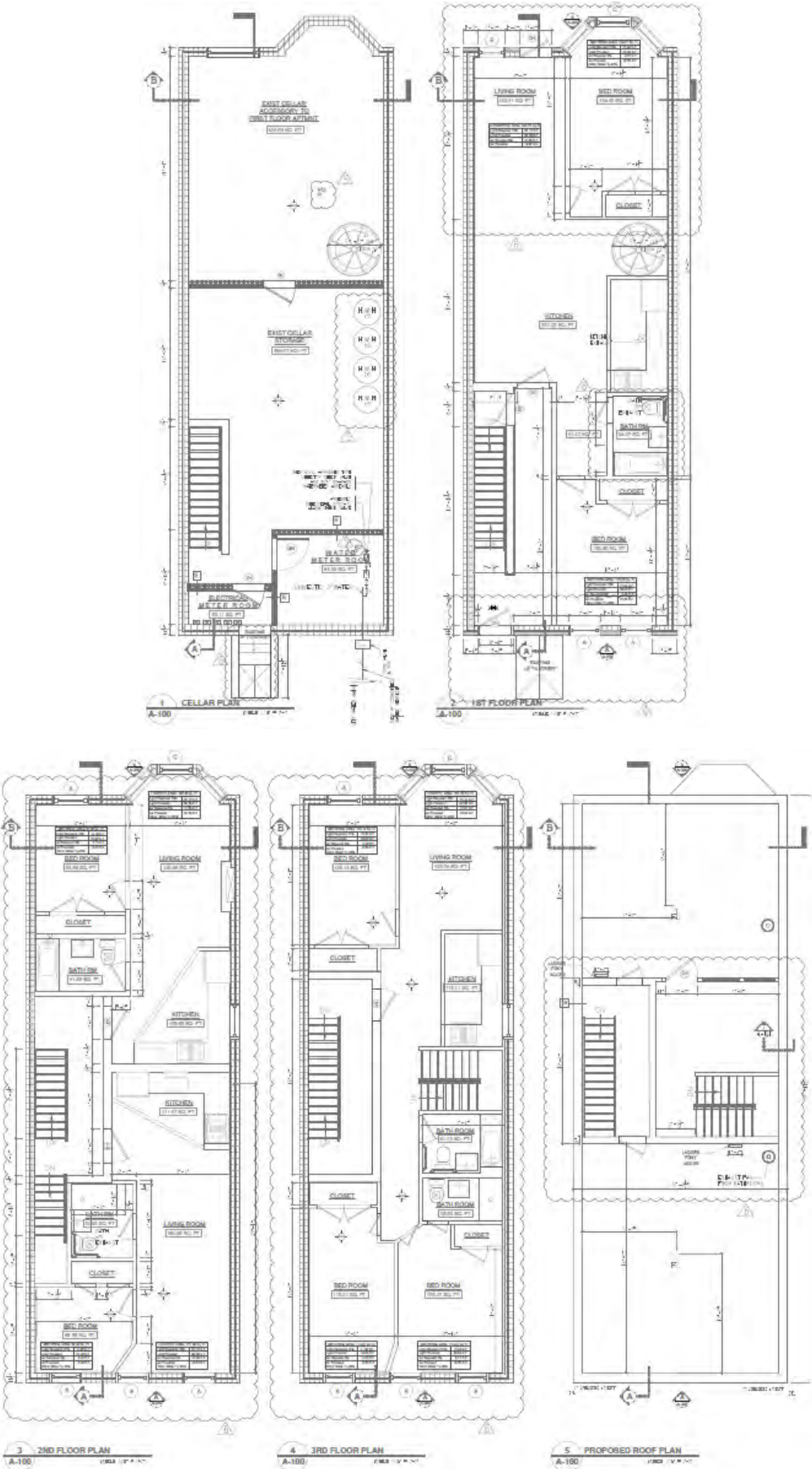
PROJECTED OPERATING EXPENSES					
TYPE	PROJECTION	% OF EGI	\$ / UNIT	\$ / SF	PROJECTED
Property Taxes	Projected Taxes	7.6%	\$3,750	\$4.35	\$15,000
Water and Sewer	Tenants Pay	0.0%	\$0	\$0.00	\$0
Insurance	\$1,200/ Resi. Unit	2.4%	\$1,200	\$1.39	\$4,800
Fuel	Tenants Pay	0.0%	\$0	\$0.00	\$0
Electric (Common Areas)	\$0.15/GSF	0.3%	\$145	\$0.17	\$578
Repairs & Maintenance	\$400/ Resi. Unit	0.8%	\$400	\$0.46	\$1,600
Super Salary	\$250/Month	1.5%	\$750	\$0.87	\$3,000
Management Fee	3.0% /EGI	3.0%	\$1,478	\$1.71	\$5,910
Total Expenses		15.7%	\$7,722	\$8.95	\$30,888

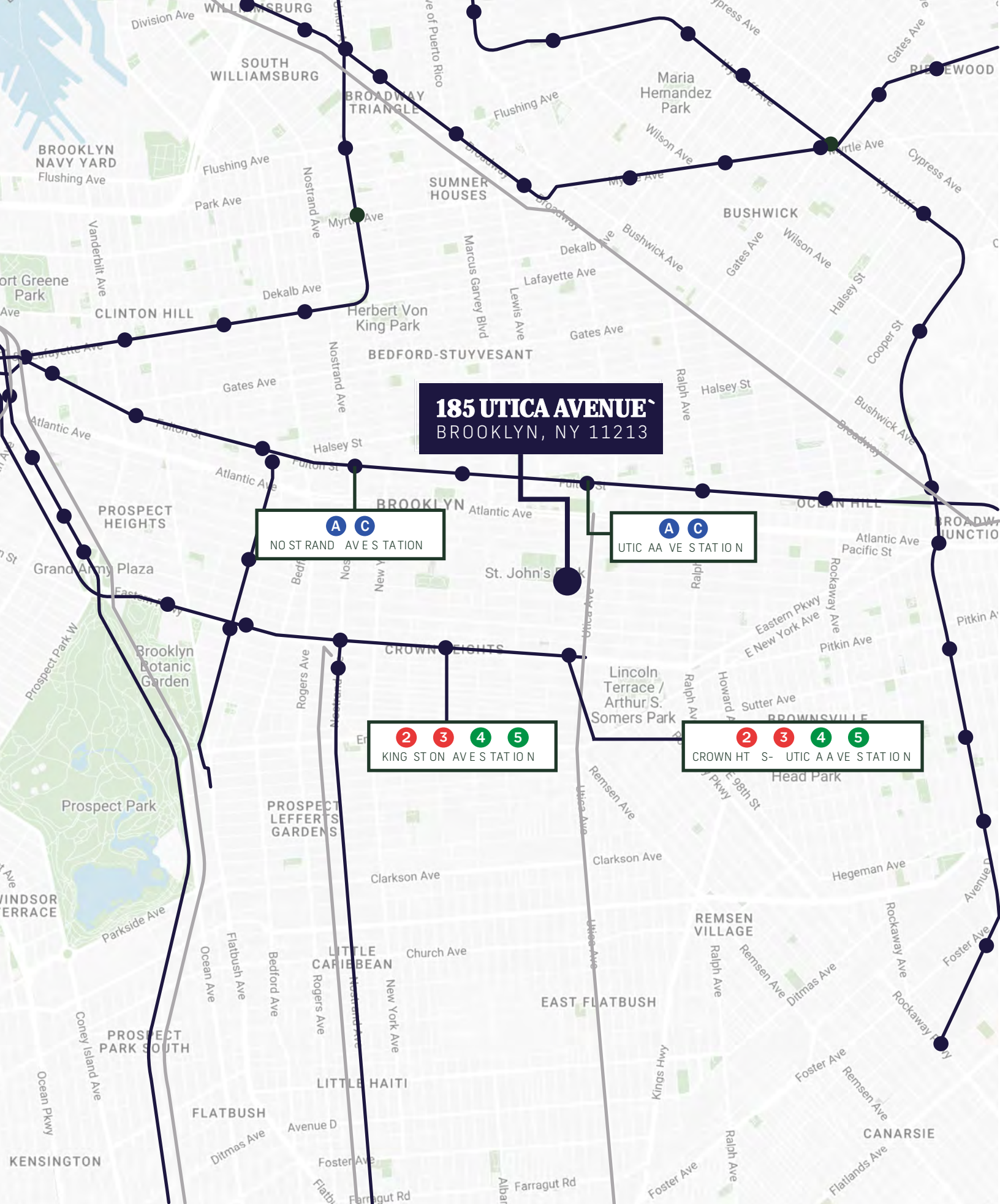
NET OPERATING INCOME	\$166,122
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TAX MAP



FLOOR PLANS





INTERIOR PHOTOS



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