

1844 Utica Avenue

BROOKLYN, NY 11234



INDUSTRIAL PROPERTY WITH PARKING IN FLATLANDS



CONFIDENTIAL OFFERING MEMORANDUM



Asking Price: \$2,795,000

5,330 Gross Square Feet

9,000 Lot Square Feet

Executive Summary

Cushman & Wakefield is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of 1844 Utica Avenue, Brooklyn, NY 11234. Located in the Flatlands neighborhood of Brooklyn, the property is situated along Utica Avenue, a major commercial and industrial corridor that connects to the broader Brooklyn and Queens marketplace.

The property is improved by an auto body shop measuring 5,330 square feet sitting on a 9,000 square foot lot. The offering includes on-site parking with 90 feet of frontage on Utica Avenue, providing strong visibility and access. The property can be delivered vacant, offering an immediate opportunity for both owner-users and investors.

With its prime corridor location, rare lot size, and on-site parking, 1844 Utica Avenue presents an attractive opportunity in one of Brooklyn's most dynamic industrial markets.

Property Highlights

- Column-free
- 15-foot Ceilings
- Oil separator on-site
- 90 feet of frontage on Utica Avenue
- On-site parking
- Fire-proof/Concrete Roof
- C8-1 Zoning

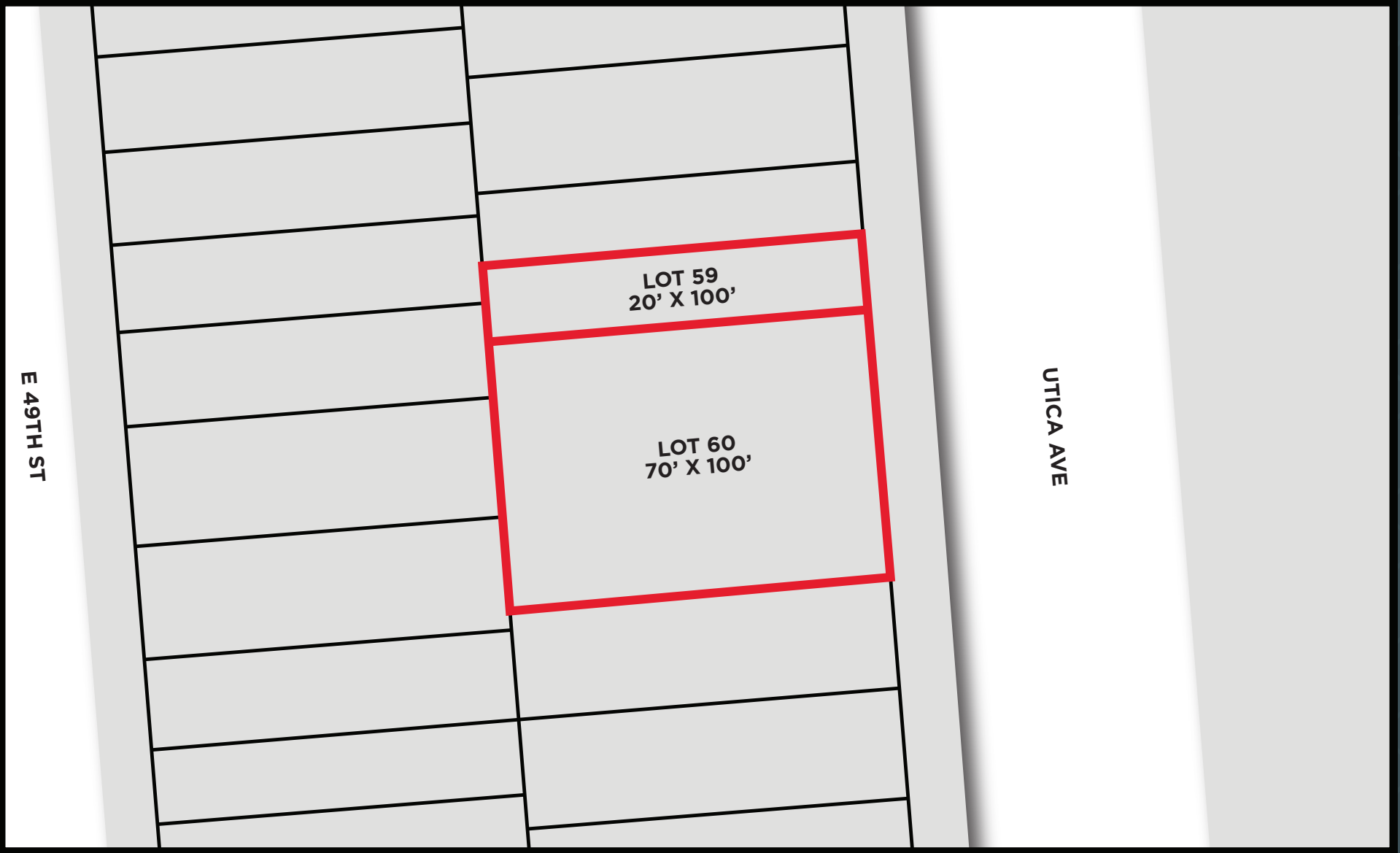
Property Information

Property Information			Total
Address:	1844 Utica Avenue	Parcel 07797-0059	1844 Utica Avenue + Lot 59, Brooklyn, NY 11234
Block & Lot:	7797-60	7797-59	7797 - 59, 60
Lot Dimensions:	70' X 100'	20' X 100'	90' X 100'
Lot SF:	7,000	2,000	9,000SF (approx.)

Building Information			
Property Type:	Auto Body/Auto Repair	Parking Lot	
Building Dimensions:	50' X 77'		
Stories:	1		
Total Gross SF:	5,330	0	5,330SF (approx.)

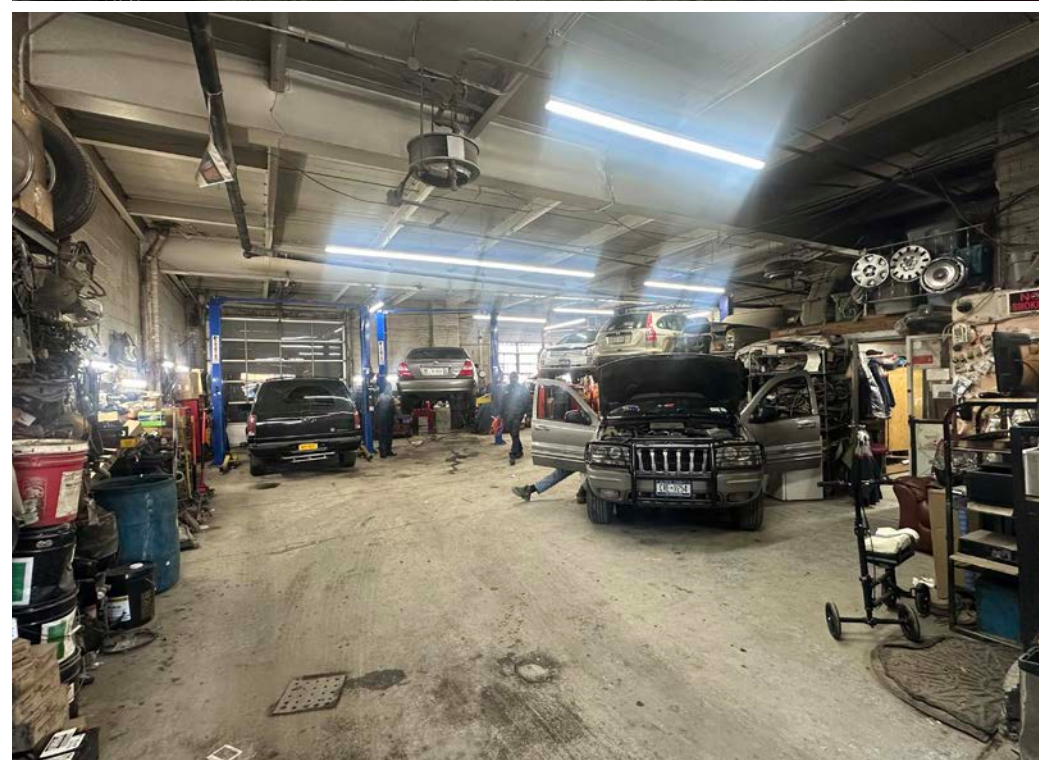
Zoning Information			
Zoning:	C8-1	C8-1	C8-1
Commercial Far (As-Of-Right):	1.00	1.00	1.00
Total Buildable SF (As-Of-Right):	7,000	2,000	9,000SF (approx.)
Less Existing Structure:	5,330	0	5,330SF (approx.)
Available Air Rights (As-Of-Right):	1,670	2,000	3,670SF (approx.)

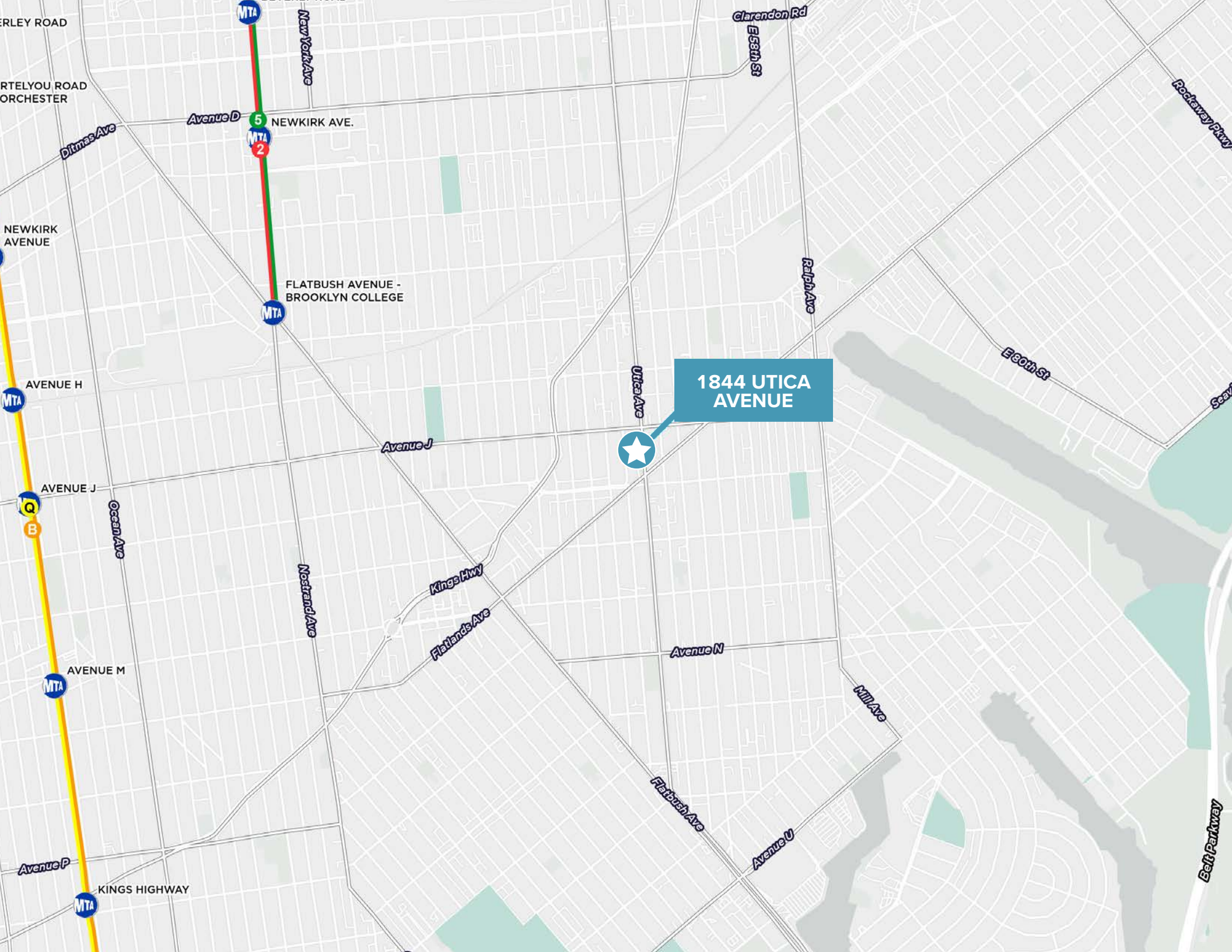
NYC Financial Information (25/26)			
Total Assessment:	\$246,150	\$41,580	\$287,730
Annual Property Tax:	\$26,702	\$4,511	\$31,213
Tax Class:	4	4	4
Tax Rate:	10.8480%	10.8480%	10.8480% *Property Tax Rate for Tax Year 2025





Lot 59



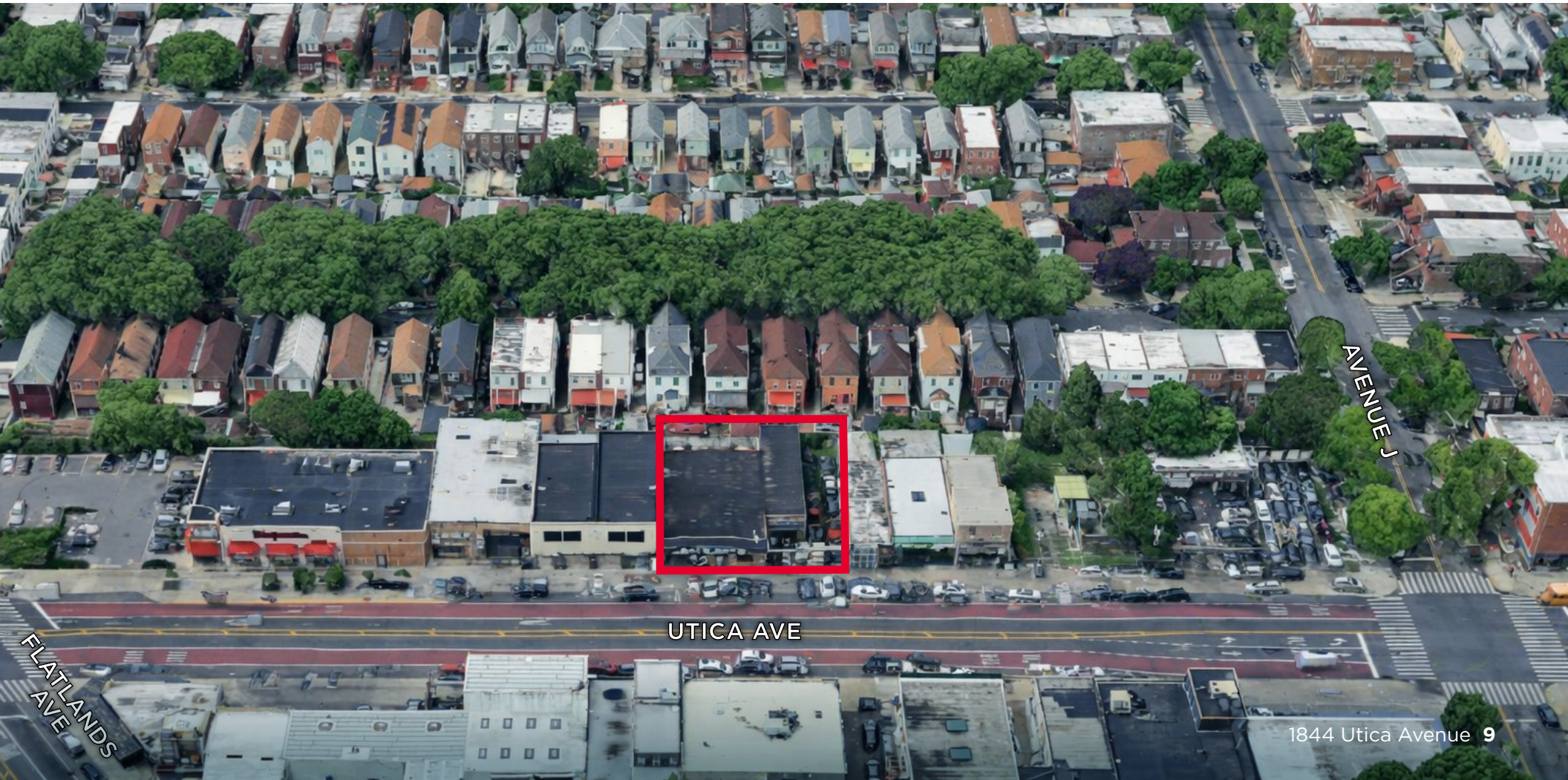


Location Overview

Flatlands, Brooklyn, stands as a key commercial and industrial enclave within the borough’s evolving business landscape. Characterized by automotive uses and service-oriented industrial activity, Flatlands benefits from its strategic positioning in Southeast Brooklyn.

Situated near critical transportation infrastructure, including the **Belt Parkway** and **Flatbush Avenue**, Flatlands provides efficient connectivity throughout Brooklyn, Queens, and the greater New York City metropolitan region. Its accessibility to **JFK International Airport** further enhances its appeal for industrial users.

1844 Utica Avenue, positioned along **Utica Avenue** and **Avenue J**, benefits from strong visibility, high traffic patterns, and direct access to Brooklyn’s broader commercial and industrial ecosystem, reinforcing Flatlands as an increasingly compelling location for investors and owner-users alike.



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