



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Commercial Building on a 16,000 SF Lot with Multiple Entrances For Sale

9,600 SF • 2 Units

1859 Utica Avenue • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
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Jack Sardar
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Location Overview

Located in the East Flatbush neighborhood of Brooklyn between Flatlands Ave & Avenue J near the Flatbush Ave subway station.

Nearest Transit: 5 & 2 trains at Flatbush Ave and the B46, B46-SBS, BM1, B82, B82-SBS, & B7 bus lines.

Nearby tenants include: Walgreens, Sal's Auto Repair, Brooklyn Barge Fish & Chips, Topaze, Dunkin', Brand New Hot Wok, Dunkin', Le Chai, Embers, UK Deli & Grocery, Family Dollar, bp, National Pest Supplies, PEX Event Space, Pemco Supply Company, Staples, Pep Boys, Street Smart Security-Performance, Cut by Design INC, Brooklyn Stainless Steel, and more!

Main Highlights

- ▶ 2 commercial units
- ▶ Multiple entrances
- ▶ Can be redeveloped
- ▶ Property can be purchased with business or delivered vacant
- ▶ Taxes: \$48,865
- ▶ Building Size: 9,600 SF
- ▶ Lot Size: 16,000 SF



9,600 SF

Total Building Size



16,000 SF

Lot Size



2

Number of Units



C8-1

Zoning

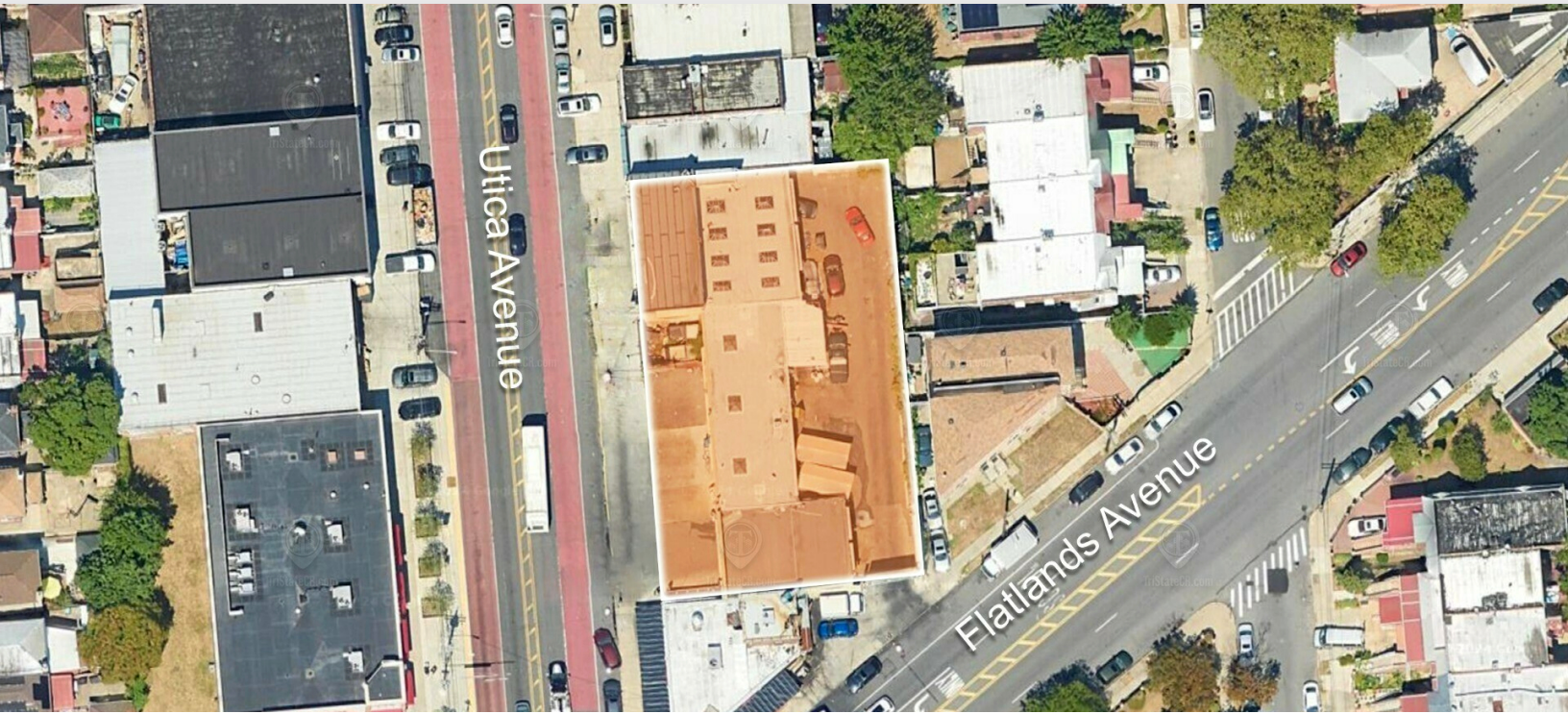
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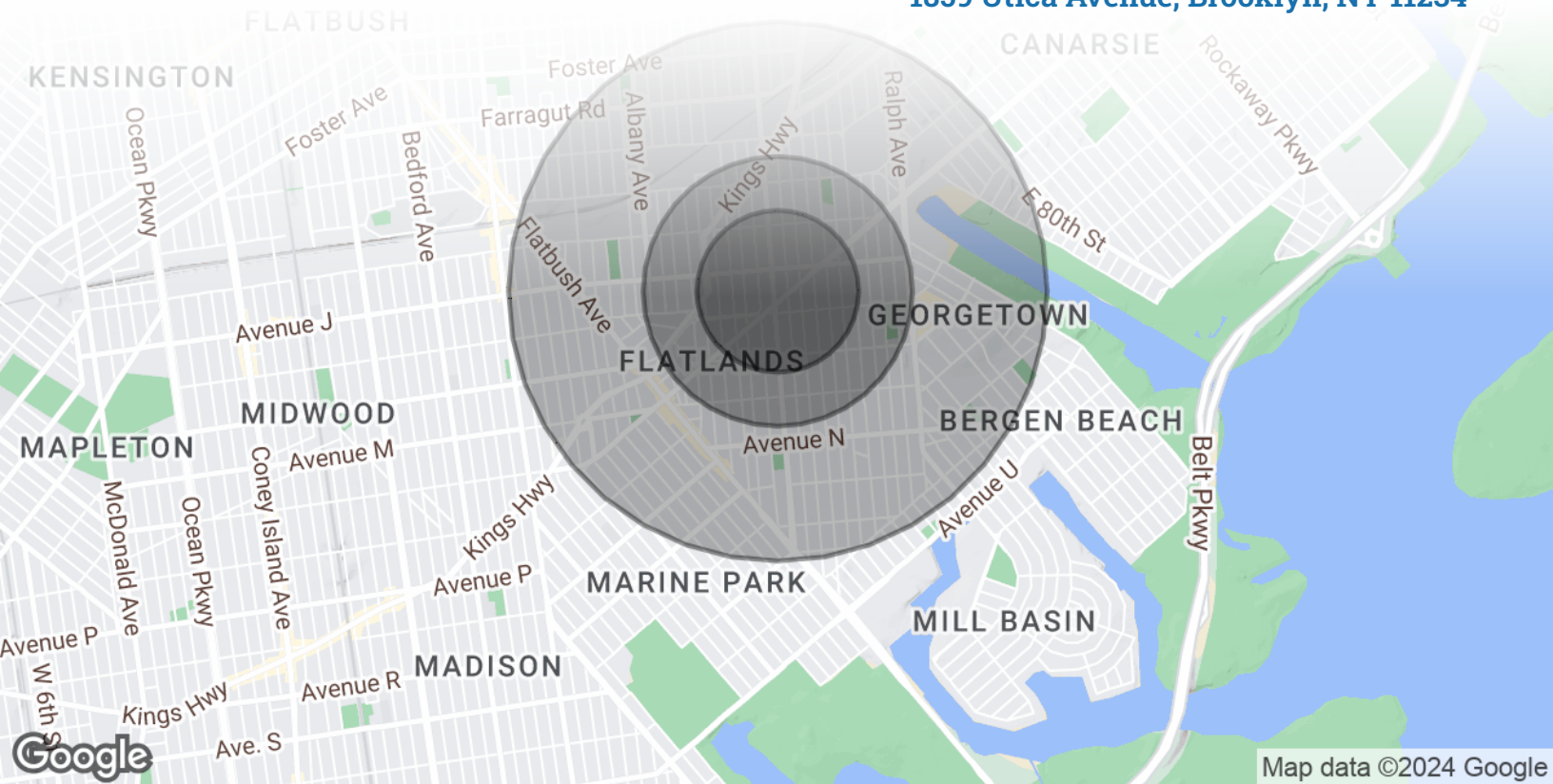
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1859 Utica Avenue, Brooklyn, NY 11234



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	6,473	25,367	94,189
Average Age	44	43	42
Average Age (Male)	41	40	40
Average Age (Female)	46	45	43



94,189

People within 1 Mile

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	2,313	8,597	31,840
# of Persons per HH	2.8	3	3
Average HH Income	\$121,184	\$113,013	\$119,057
Average House Value	\$650,495	\$691,123	\$760,285





\$119,057

Avg Household Income

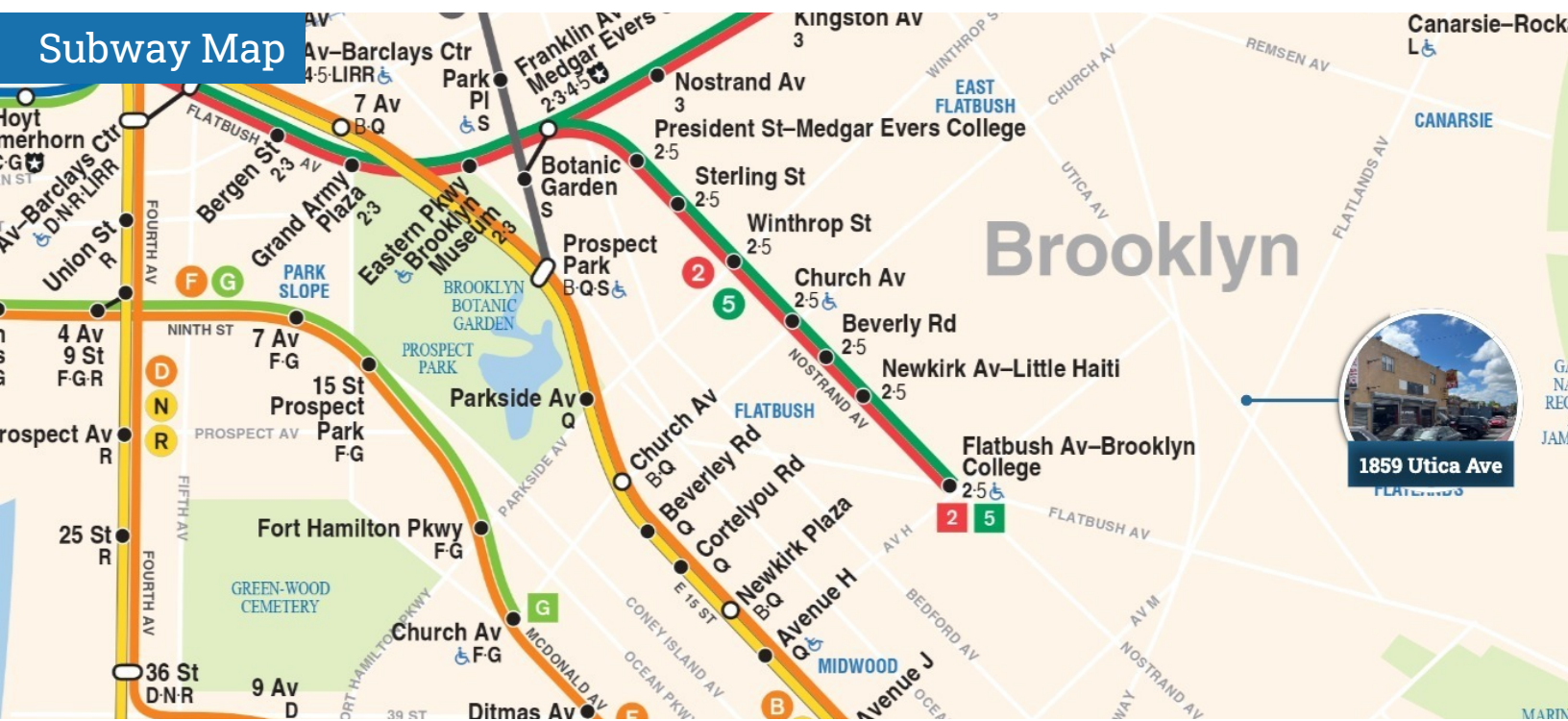
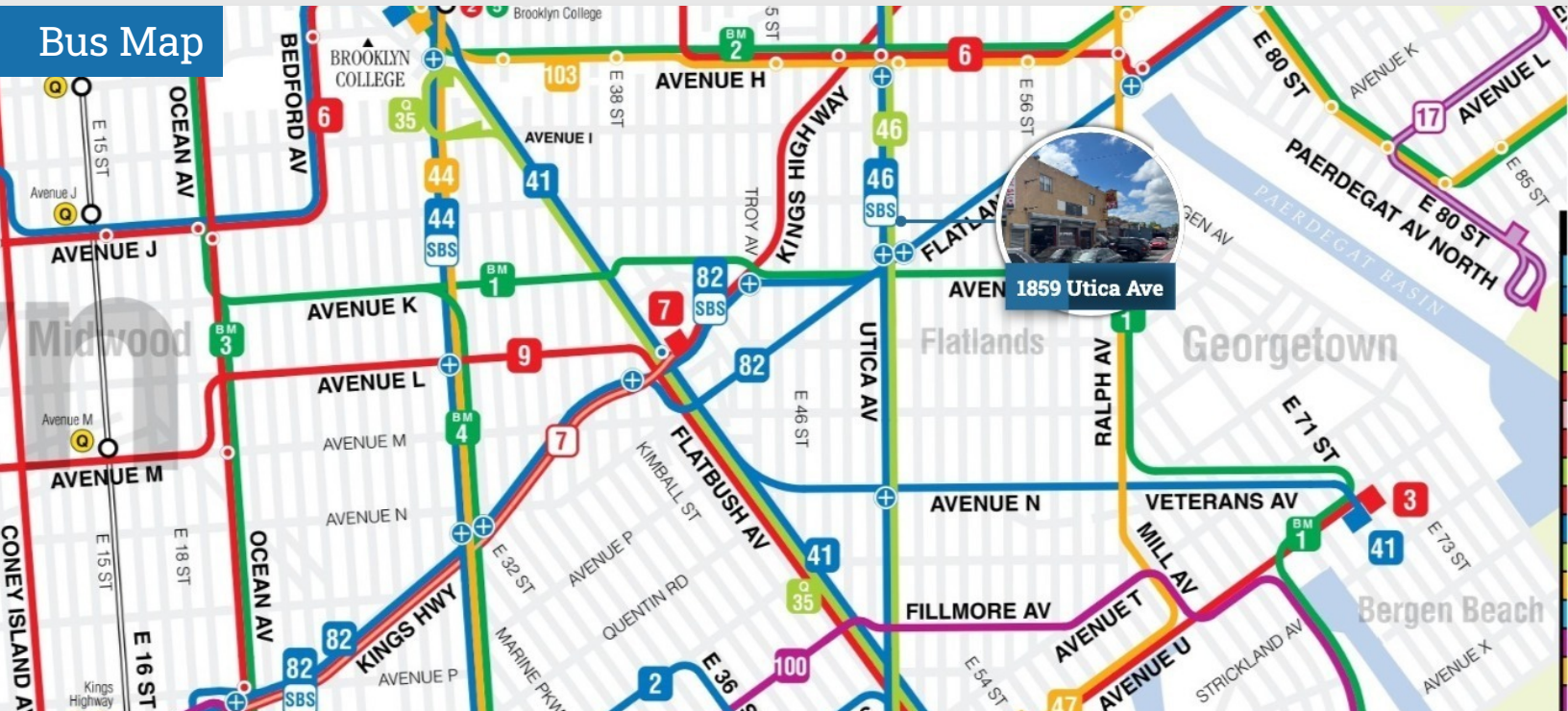
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