

# 1844 Utica Avenue

BROOKLYN, NY 11234



INDUSTRIAL PROPERTY WITH PARKING IN FLATLANDS



CONFIDENTIAL OFFERING MEMORANDUM



Asking Price: \$2,950,000

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

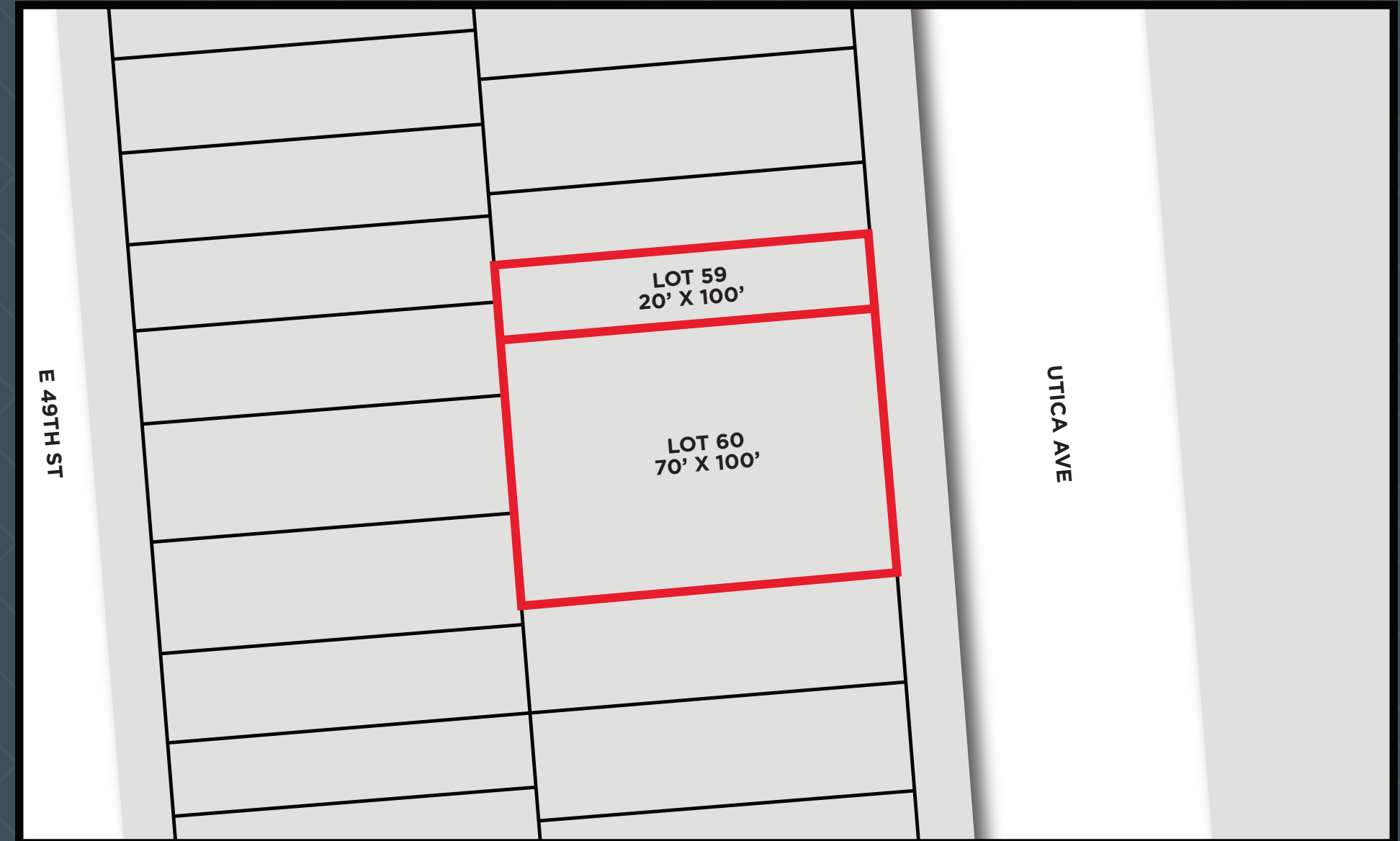
# Property Information

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

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

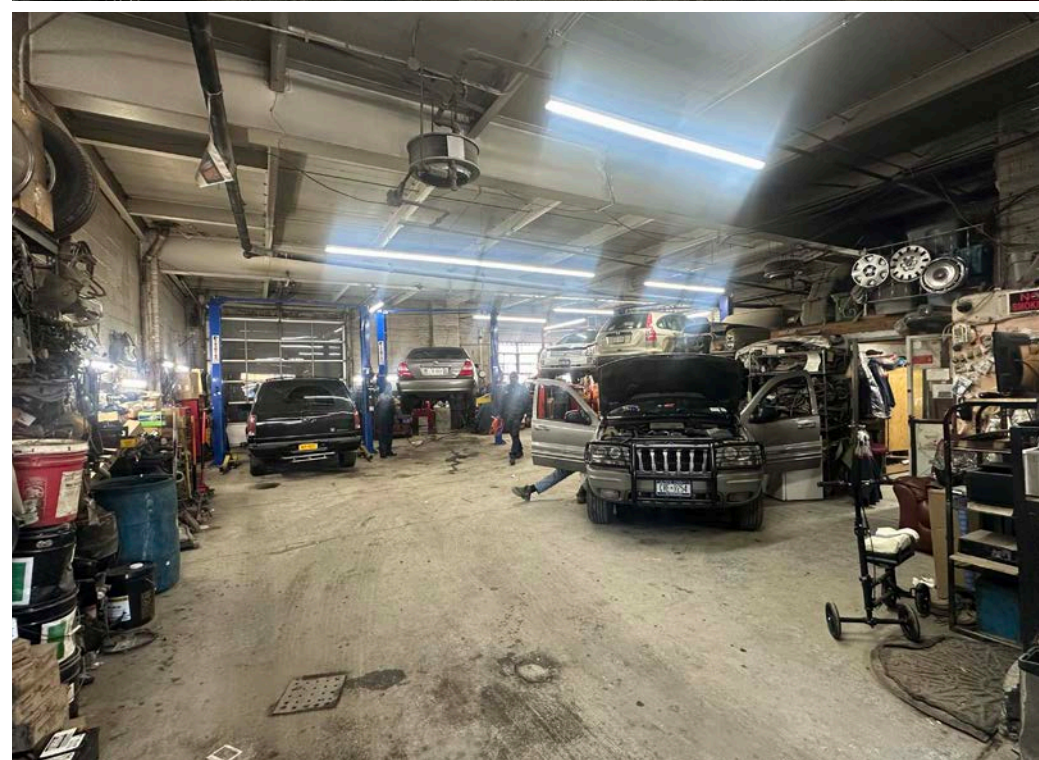
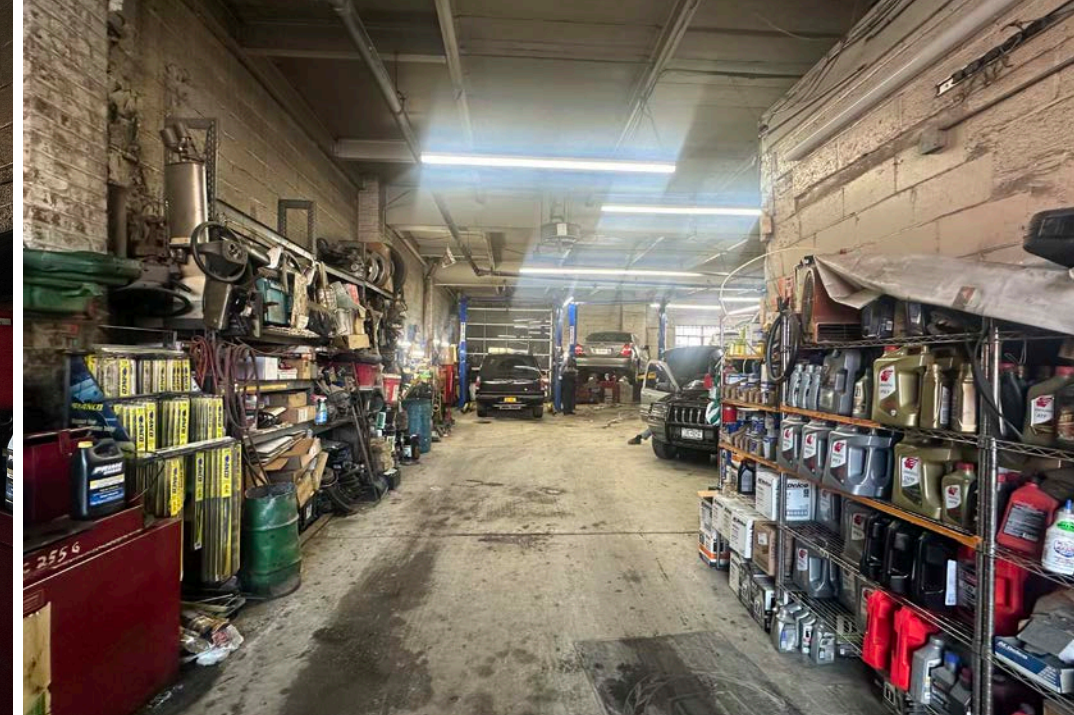
Zoning Information			
<b>Zoning:</b>	C8-1	C8-1	C8-1
<b>Commercial Far (As-Of-Right):</b>	1.00	1.00	1.00
<b>Total Buildable SF (As-Of-Right):</b>	7,000	2,000	9,000 SF (approx.)
<b>Less Existing Structure:</b>	5,330	0	5,330 SF (approx.)
<b>Available Air Rights (As-Of-Right):</b>	1,670	2,000	3,670 SF (approx.)

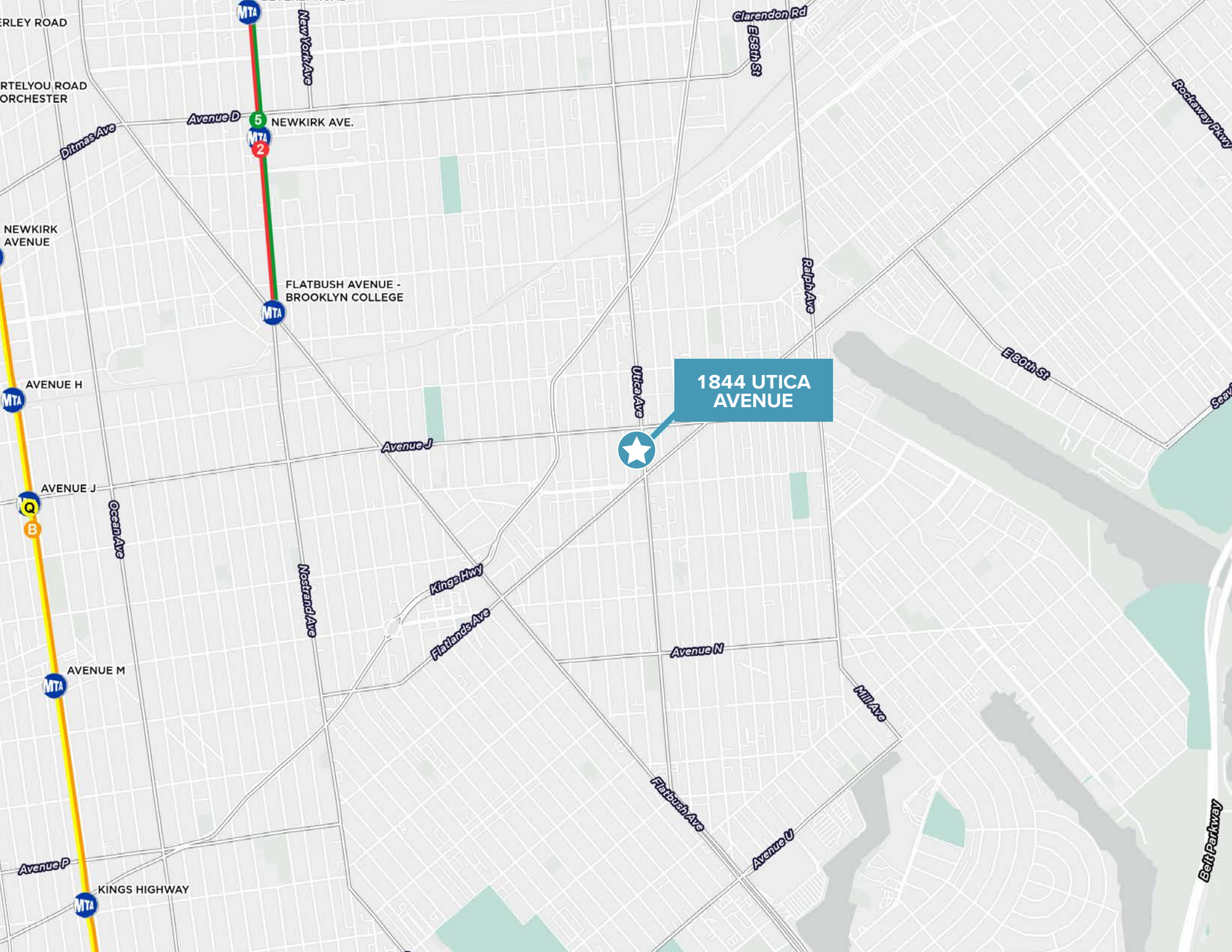
NYC Financial Information (25/26)			
<b>Total Assessment:</b>	\$246,150	\$41,580	\$287,730
<b>Annual Property Tax:</b>	\$26,702	\$4,511	\$31,213
<b>Tax Class:</b>	4	4	4
<b>Tax Rate:</b>	10.8480%	10.8480%	10.8480% *Property Tax Rate for Tax Year 2025





Lot 59



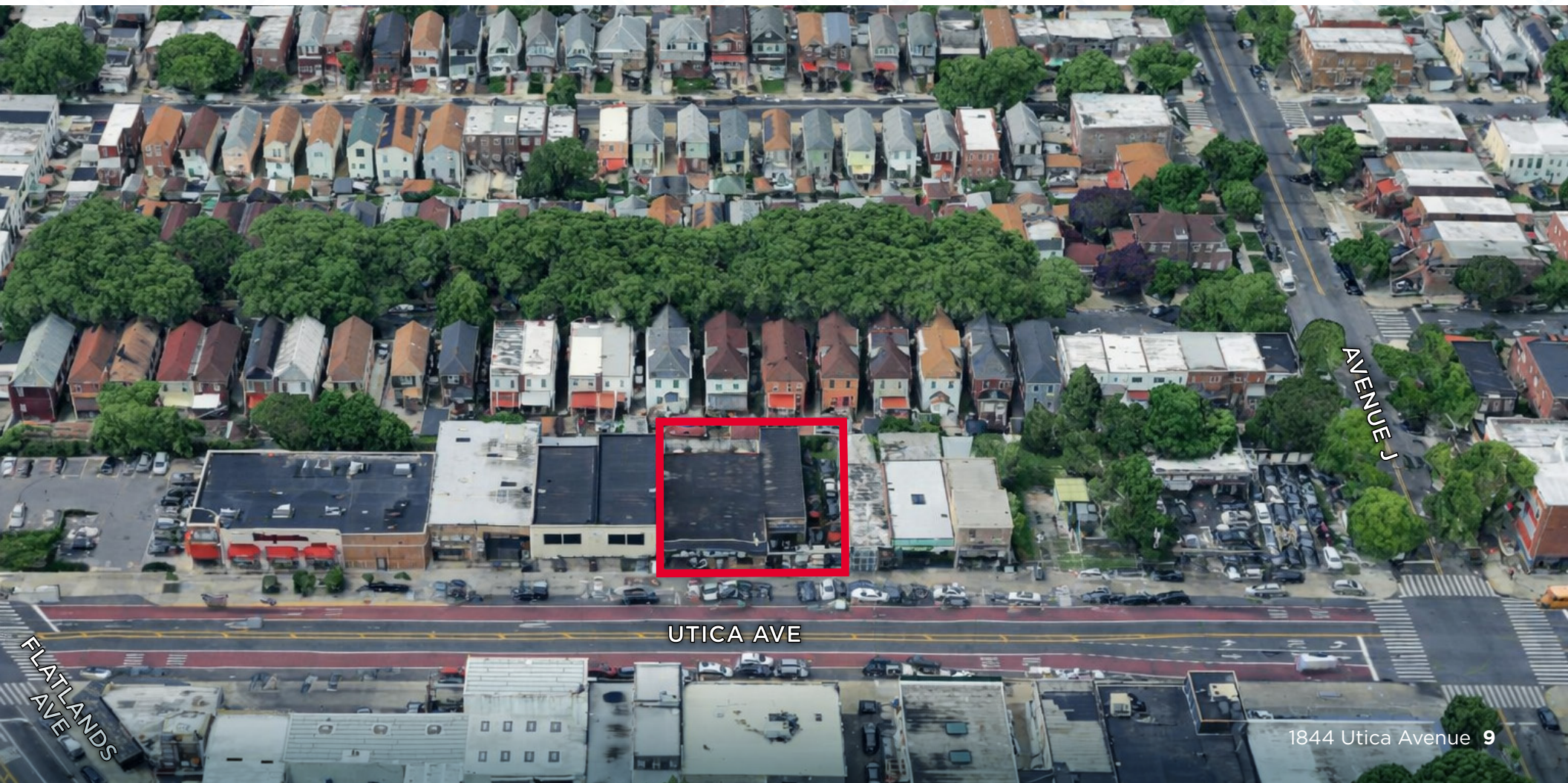


## Location Overview

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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## Contacts

**DIMITRI P. VENEKAS**

Director

+1 212 709 0778

[dimitri.venekas@cushwake.com](mailto:dimitri.venekas@cushwake.com)

**JONATHAN SQUIRES**

Managing Director

+1 212 660 7775

[jonathan.squires@cushwake.com](mailto:jonathan.squires@cushwake.com)

**JOSH NEUSTADTER**

Director

+1 212 660 7739

[josh.neustadter@cushwake.com](mailto:josh.neustadter@cushwake.com)

**AUSTIN WEINER**

Associate

+1 212 660 7786

[austin.weiner@cushwake.com](mailto:austin.weiner@cushwake.com)

**KIERAN BAKER**

Associate

+1 212 841 7918

[kieran.baker@cushwake.com](mailto:kieran.baker@cushwake.com)



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