

TRI STATE COMMERCIAL®

FOR SALE

1,760 SF CROWN HEIGHTS RENOVATED MIXED
USE BUILDING WITH RETAIL & RESIDENTIAL SPACE

191A Utica Avenue

Brooklyn, NY 11213

Between Park Place & Sterling Place

\$1,310,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

ISAAC DARCHÉ
212.433.3355 x1042 / 646.972.9366
isaac.d@tristatecr.com

TSC.

PROPERTY SUMMARY

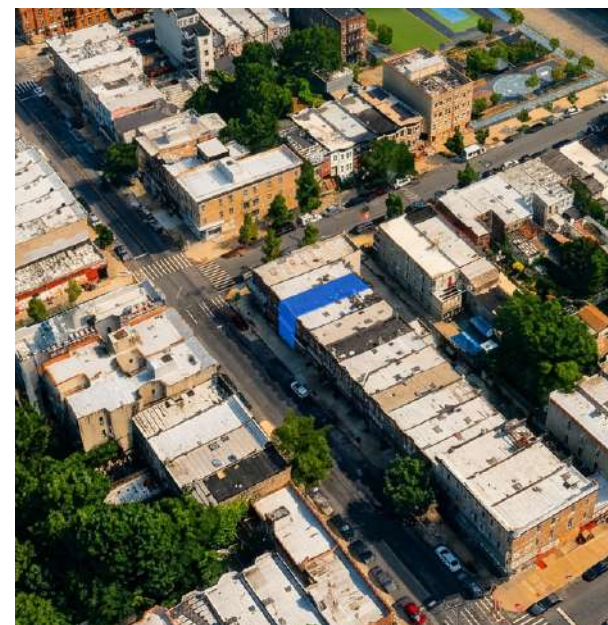
EXECUTIVE SUMMARY

191A Utica Avenue presents a compelling mixed-use investment opportunity in the heart of Crown Heights, Brooklyn. This two-story legal mixed-use building features one ground-floor commercial unit and one residential unit above, making it ideal for owner-users or investors seeking dual income streams. The commercial space boasts a glass, high-visibility storefront with a signband opportunity for prominent branding, along with ground floor access and two means of egress via front and back doors for added functionality and safety. Exposed brick and architectural details add distinctive character to the space, while its flexible layout makes it well-suited for a wide range of uses.

LOCATION OVERVIEW

191A Utica Avenue is prominently situated along one of Crown Heights' busiest commercial corridors in Brooklyn. The property offers excellent street frontage and visibility, benefiting from high pedestrian and vehicle traffic throughout the day. Its close proximity to public transit and subway access makes it easily reachable for commuters and shoppers, while a dense residential population nearby ensures a steady customer base. The surrounding area features a vibrant mix of national retailers and local boutiques, creating strong co-tenancy and a dynamic commercial atmosphere. With its walkable streetscape and active neighborhood energy, the corridor is a sought-after retail destination, just a 30-minute commute to Lower Manhattan.

Address	191A Utica Avenue, Brooklyn, NY 11213
Location	Between Park Place & Sterling Place
Block/Lot	1373 / 12
Zoning	R6, C1-3
Lot Dimensions	16 FT x 80 FT
Lot Size	1,280 SF
Building Dimensions	16 FT x 55 FT
Building Class	S1
Plumbing	in Place
Condition	Renovated, Vanilla Box
Occupancy	Move-in Ready / Turnkey
Tax Class	1
Taxes (26/27)	\$3,336



\$1,310,000

Offered At

1,760 SF

Building Size

1

Commercial Unit

1

Residential Unit

2.2

FAR

On Rear

Parking

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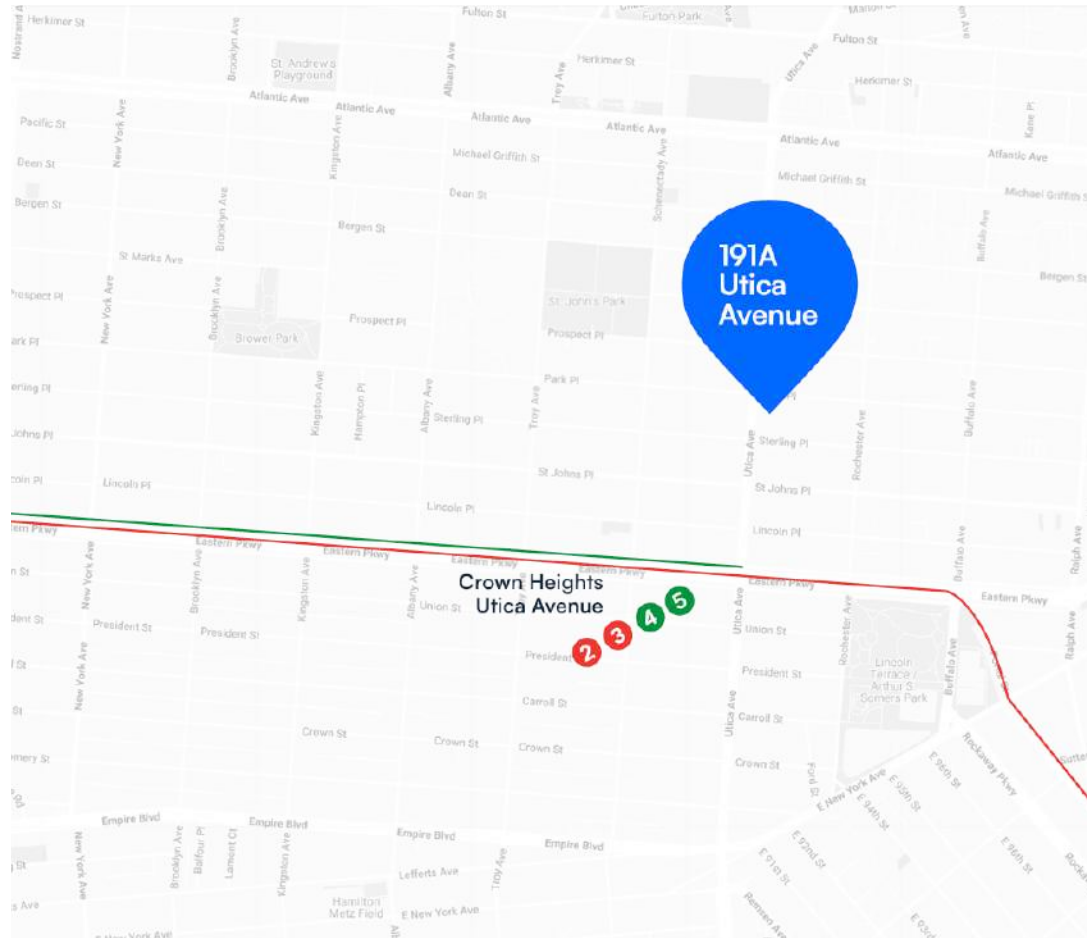
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TRANSPORTATION AND TAX MAP

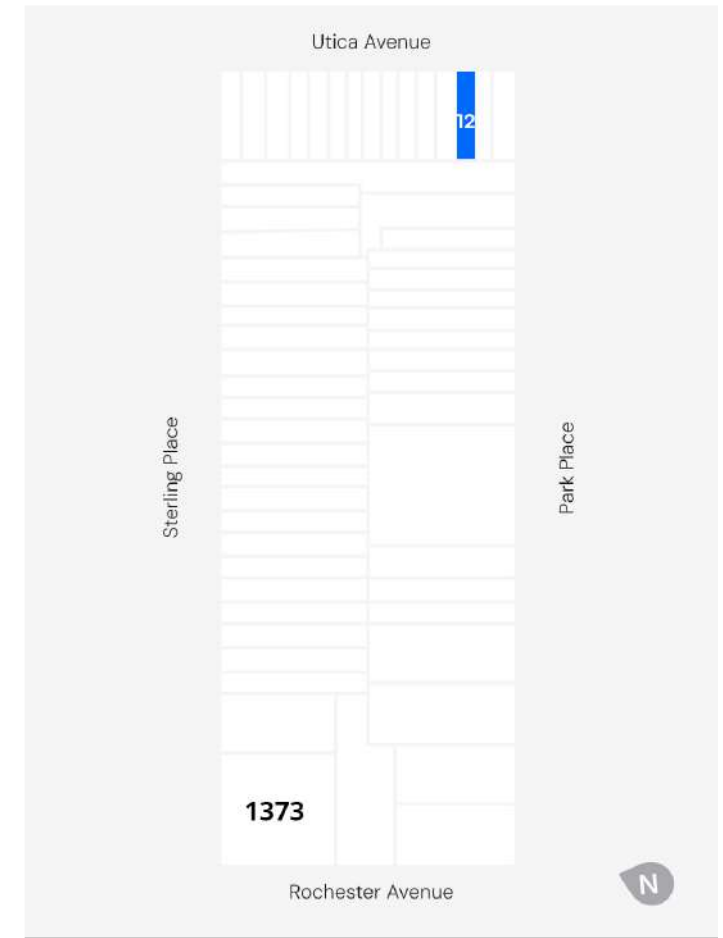
NEAREST TRANSIT

2 3 4 5 Trains at Crown Heights – Utica Ave

B46 B45 B15 B65 B14 Bus Lines



TAX MAP



INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN

UNIT	SF	LEASE TERM		PROJECTED BASE RENT		
		FROM DATE	TO DATE	PER MONTH	PER YEAR	PER SF
Commercial Unit	880	VACANT	-	\$5,000	\$60,000	\$68
Residential Unit – 2Bd, 2Ba	880	VACANT	-	\$3,450	\$41,400	\$47
TOTALS	1,760			\$8,450	\$101,400	\$58

PROJECTED REVENUES

Projected Base Rent	\$101,400
TOTAL PROJECTED REVENUES	\$101,400

OPERATING EXPENSES

Real Estate Tax	\$3,336
Electric	\$6,600
Gas	\$3,000
Water	\$1,896
Insurance	\$3,420
TOTAL EXPENSES	\$18,252
NET PROJECTED OPERATING INCOME	\$144,294

\$1,310,000

Offered At

\$144,294

Projected NOI

6.37%

Projected CAP Rate

\$6,959

Monthly NOI

\$83,508

Annual NOI

PROPERTY PHOTOS



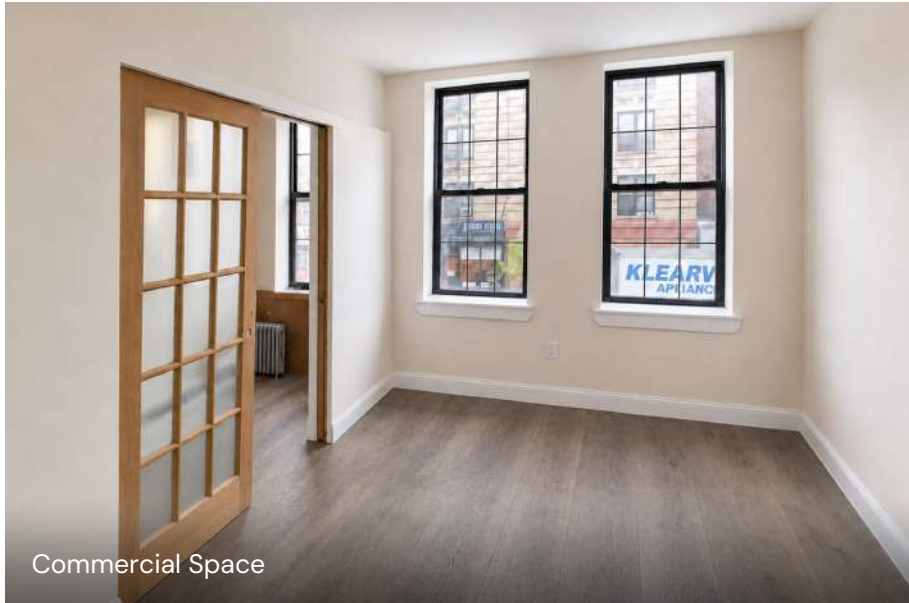
Kitchen



Commercial Space



Commercial Space



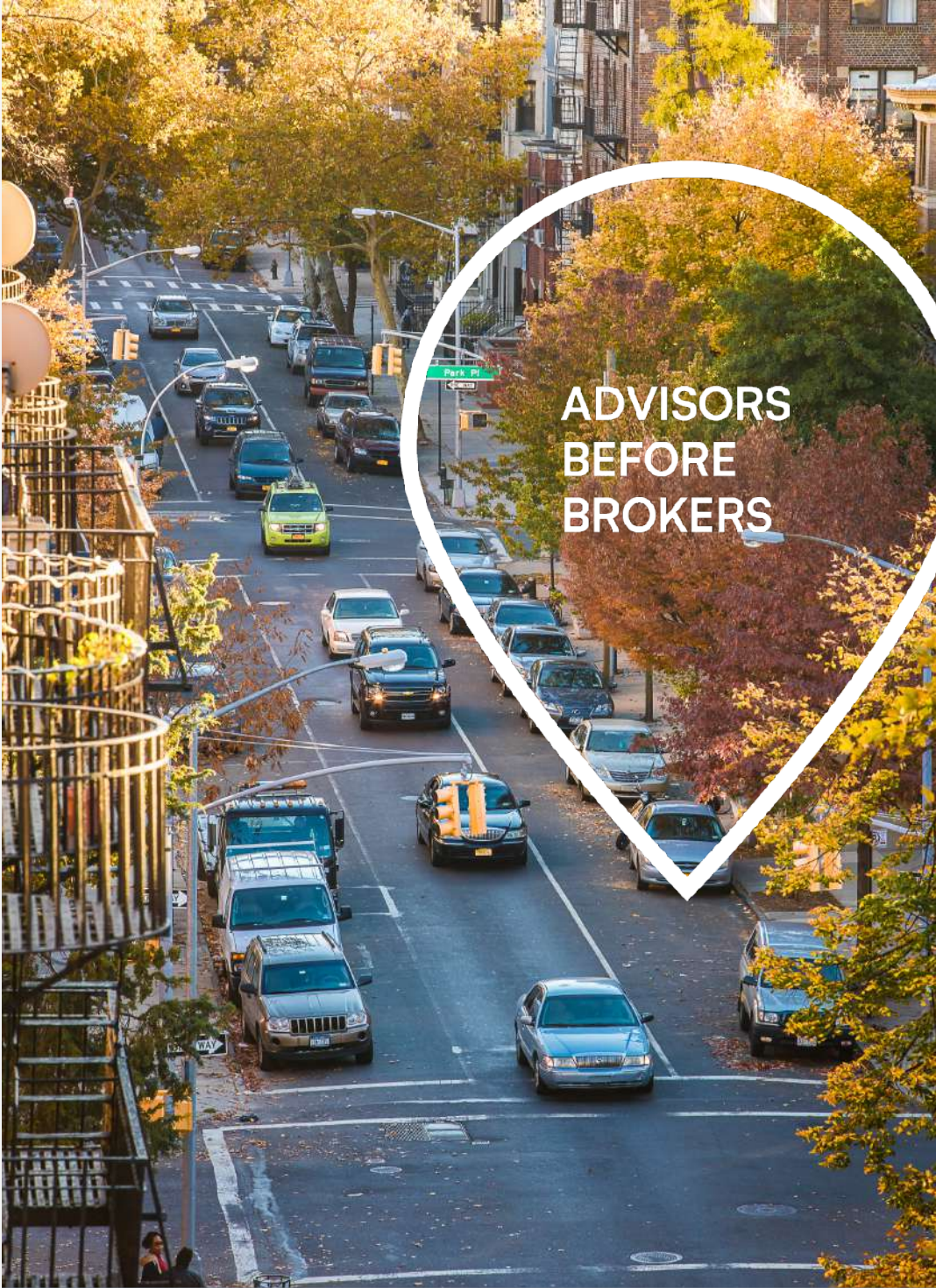
Commercial Space



Back Door



Parking Space



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

CROWN HEIGHTS

Crown Heights is a historic Brooklyn neighborhood blending classic architecture with growing commercial energy. Utica Avenue anchors the area as a key retail corridor, offering diverse local shops and services while linking residents to nearby communities. The neighborhood benefits from strong transit access via the Utica Avenue subway station, plus proximity to major cultural and recreational attractions. Tree-lined residential streets and high pedestrian activity give it a walkable, lived-in feel. Crown Heights is home to a diverse mix of families, young professionals, and entrepreneurs, reflecting its ongoing evolution as a vibrant, well-connected part of Brooklyn.

POINTS OF INTEREST

- Brooklyn Botanic Garden
- Brooklyn Museum
- Prospect Park
- Weeksville Heritage Center

LOCATION HIGHLIGHTS

- Excellent Street Frontage & Visibility
- High Pedestrian & Foot Traffic Area
- Close Proximity to Public Transit / Subway
- Dense Residential Population Nearby
- Surrounded by National Retailers & Local Boutiques
- Walkable Area With Vibrant Street Life
- 30-Minute Commute to Lower Manhattan

DEMOGRAPHICS

Within a one-mile radius of the property

105,271

Total Households

274,344

People

\$89,757

Avg Household Income

191A UTICA AVENUE, BROOKLYN, NY 11213

1,760 SF

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