



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Turn-Key Catering Hall in Free Standing Corner Building For Sale

10,000 SF

2090 W Eleventh St • Brooklyn • NY

For Pricing Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Jack Sardar
☎ 718.437.6100 x106
jack.s@tristatecr.com



Location Overview

Located in the Gravesend/Sheepshead Bay neighborhood of Brooklyn between W 11th St & W 12th St, Gravesend blends historic charm with modern vibrancy. With its tree-lined streets, diverse community, and local shops, it offers a welcoming and lively atmosphere.

Nearest Transit: N train at Avenue U and the B3, B4, & B1 bus lines.

Nearby tenants include Verizon, Dunkin', Petco, Walgreens, McDonald's, Dolphin Fitness Clubs, Foodtown, Garage Clothing, Subway, Rite Aid Pharmacy, Bank of America Financial Center, Planet Fitness, Chipotle Mexican Grill, Dunkin', Gap Factory, Carter's, Flushing Bank, Capital One Bank, GameStop, Burger King, CVS, Rainbow Shops, ViVi Bubble Tea, and more!

Main Highlights

- ▶ Fully built out catering hall
- ▶ Free standing corner building
- ▶ 14 Ft ceilings
- ▶ 300 Person occupancy



10,000 SF

Total Building Size



8,000 SF

Lot Size



R5B

Zoning

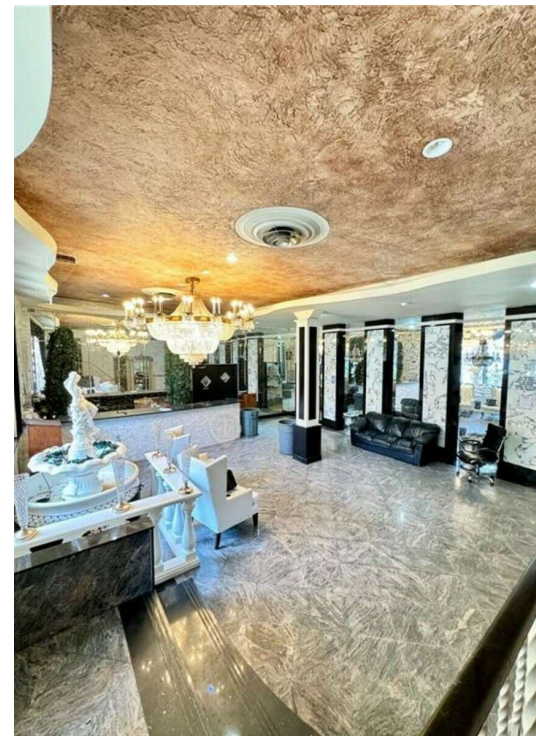
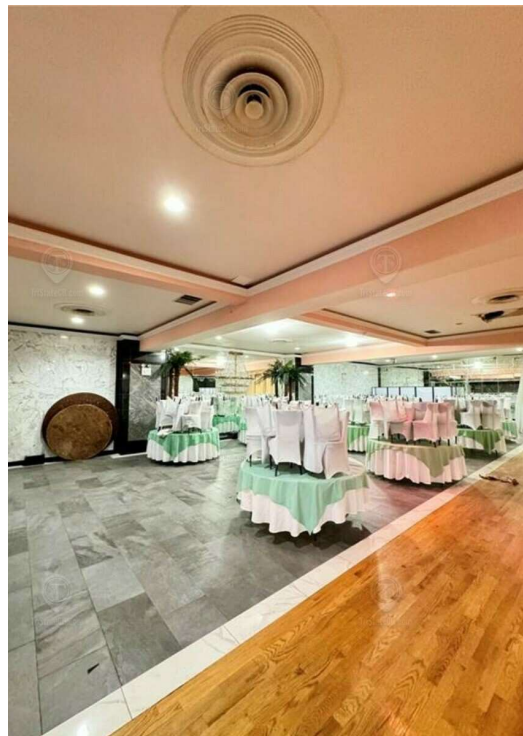
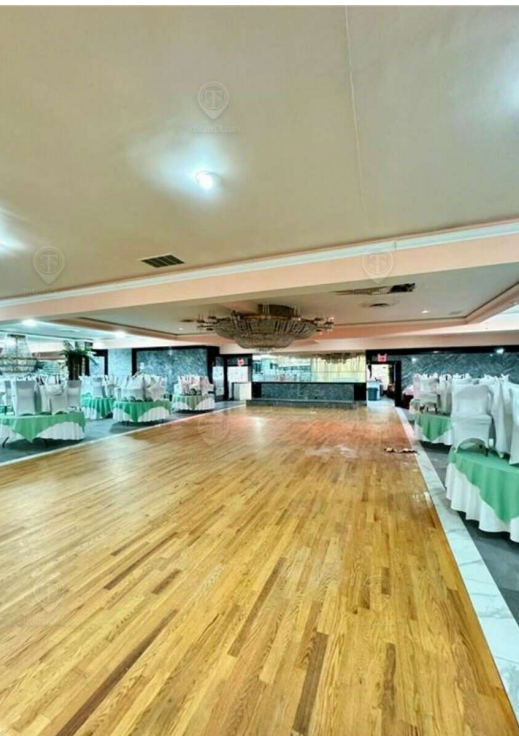
FOR SALE • 10,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Jack Sardar
☎ 718.437.6100 x106
jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR SALE • 10,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
📞 718.437.6100
sb@tristatecr.com

Jack Sardar
📞 718.437.6100 x106
jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



FOR SALE • 10,000 SF • For Pricing

Call: 718-437-6100


Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Jack Sardar
☎ 718.437.6100 x106
jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

8 Prev 24 (Rev. 6/90)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

242192

BOROUGH BROOKLYN DATE: **NOV 19 1983** NO. 157277

This certificate supersedes C.O. NO. 157277 ZONING DISTRICT C2-3

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building premises located at
 51/52 AVENUE U Block 7094 Lot 42

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ FT	MARSHAL NO. OF PERSONS PERMITTED	ZONING DISELING OR REDUCING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	O.G.	15					STORAGE, BOILER, TOILET
FIRST	100	298			COMM (F-4)	6 & 9	RESTAURANT AND BANQUET HALL

FOR SALE • 10,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Jack Sardar
 ☎ 718.437.6100 x106
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.



TriStateCR.com

Aerial Map

2090 W Eleventh St, Brooklyn, NY 11223



FOR SALE • 10,000 SF • For Pricing

Call: 718-437-6100

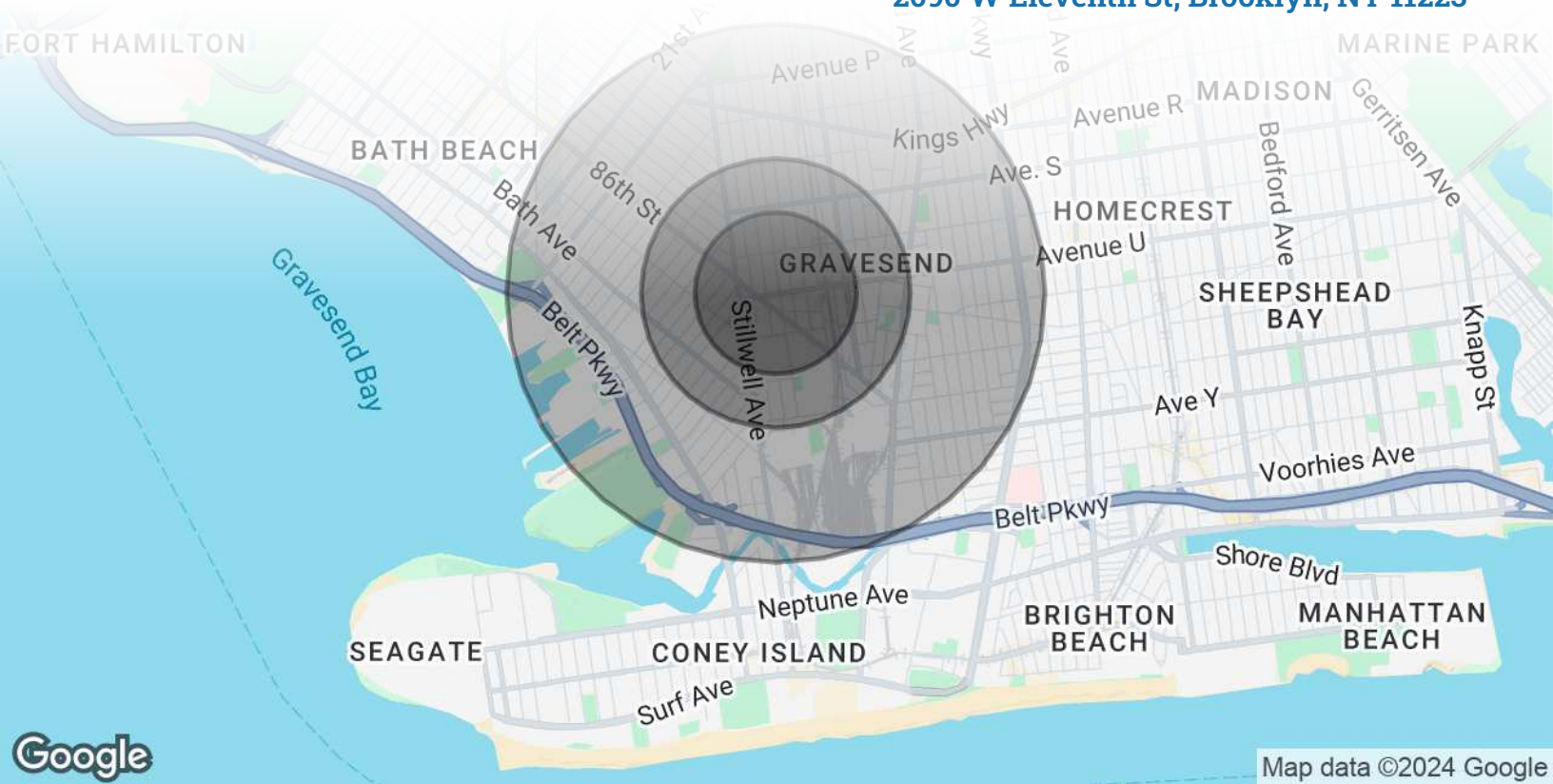
Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Jack Sardar
☎ 718.437.6100 x106
jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Area Demographics

2090 W Eleventh St, Brooklyn, NY 11223



POPULATION **0.3 MILES** **0.5 MILES** **1 MILE**

Total Population	12,464	34,353	123,767
Average Age	41	41	41
Average Age (Male)	39	40	39
Average Age (Female)	42	42	42



123,767

People within 1 Mile

HOUSEHOLDS & INCOME **0.3 MILES** **0.5 MILES** **1 MILE**

Total Households	4,185	11,513	42,861
# of Persons per HH	3	3	2.9
Average HH Income	\$83,507	\$92,575	\$94,988
Average House Value	\$1,019,549	\$1,059,610	\$1,099,010



\$94,988

Avg Household Income

FOR SALE • 10,000 SF • For Pricing

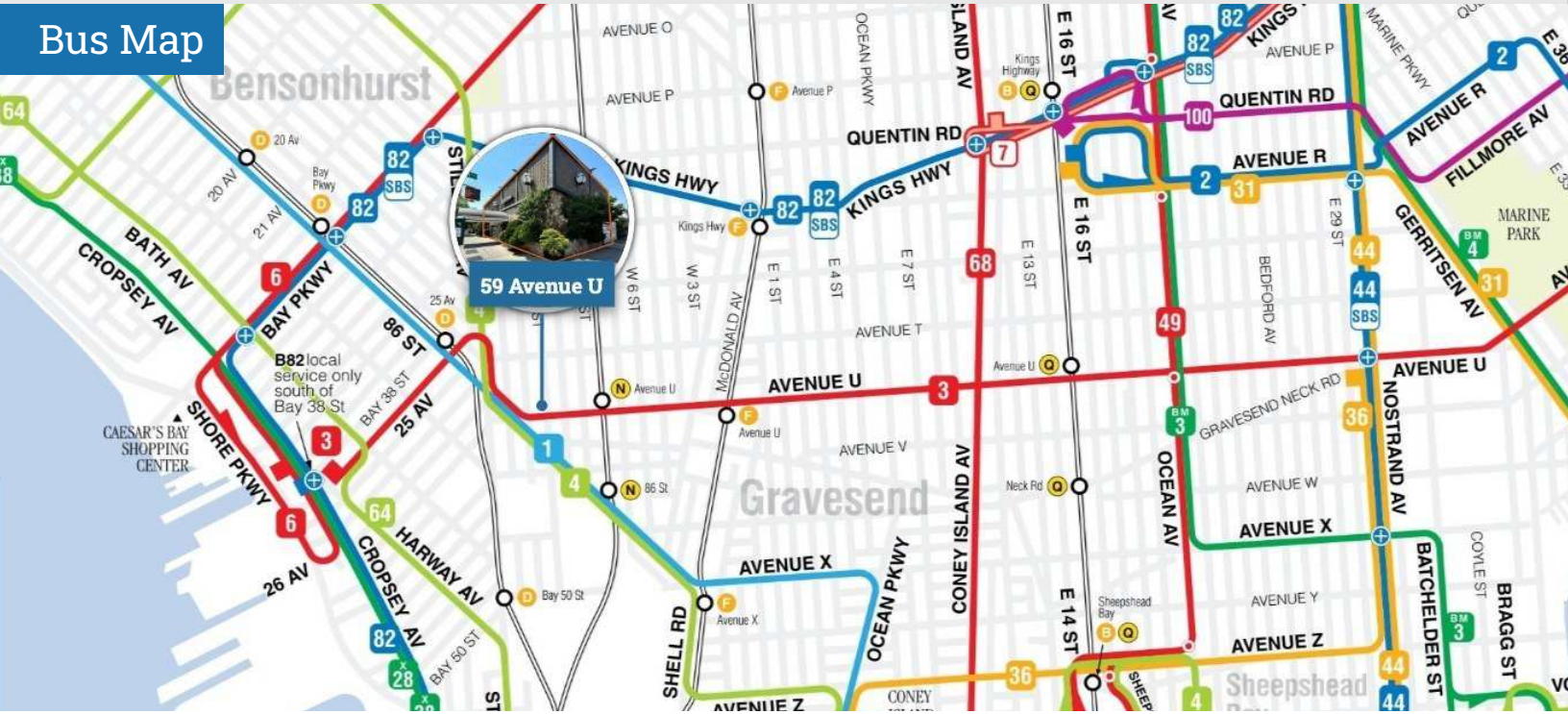
Call: 718-437-6100

Shlomi Bagdadi
 📞 718.437.6100
 sb@tristatecr.com

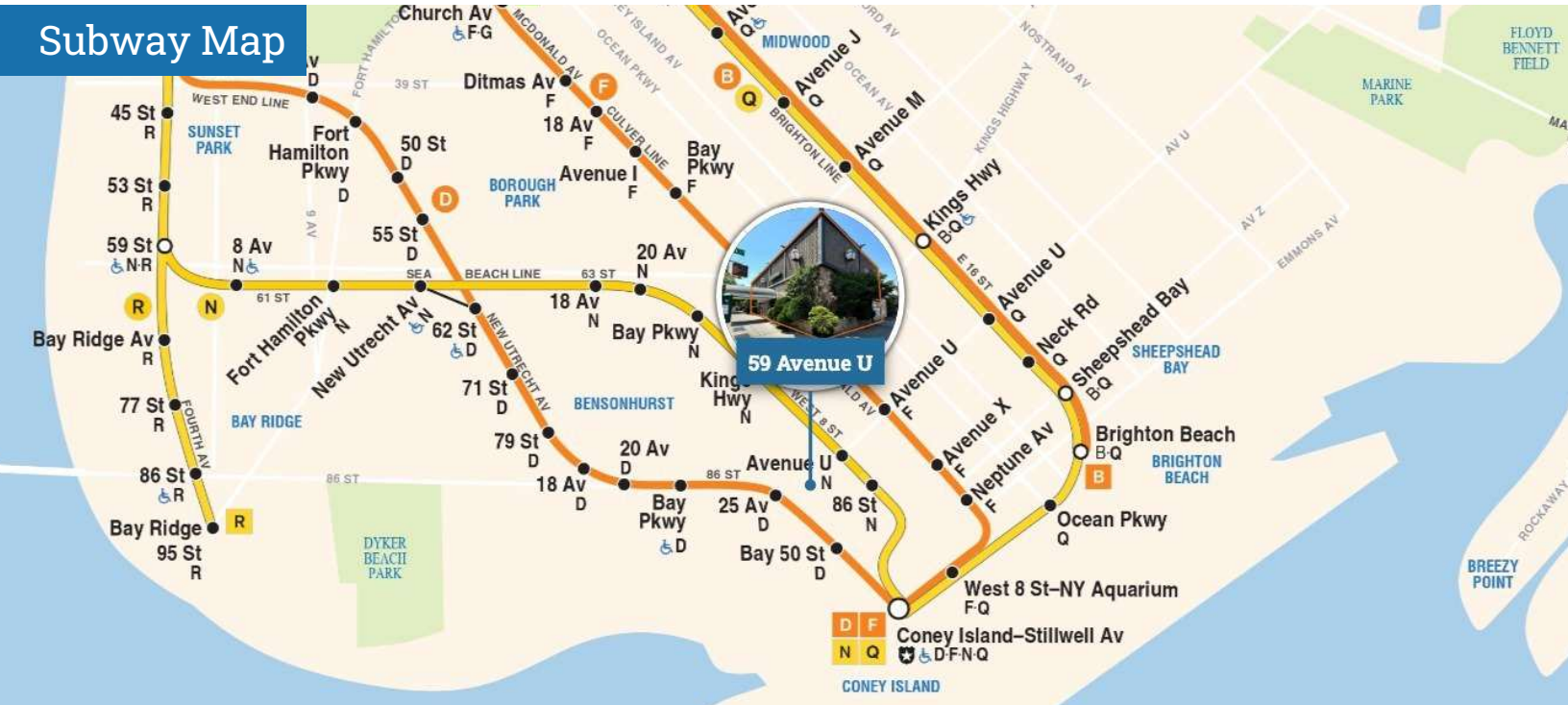
Jack Sardar
 📞 718.437.6100 x106
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

Bus Map



Subway Map



FOR SALE • 10,000 SF • For Pricing

Call: 718-437-6100

Shlomi Bagdadi
 ☎ 718.437.6100
 sb@tristatecr.com

Jack Sardar
 ☎ 718.437.6100 x106
 jack.s@tristatecr.com

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

For Sale



TriStateCR.com

10,000 SF | Turn-Key Catering Hall in Free Standing Corner Building For Sale

10,000 SF • For Pricing **Call: 718-437-6100**

2090 W Eleventh St • Brooklyn • NY

Shlomi Bagdadi
☎ 718.437.6100
sb@tristatecr.com

Jack Sardar
☎ 718.437.6100 x106
jack.s@tristatecr.com

SITE SOURCE
RETAIL BROKER NETWORK