



# 2

## MALCOLM X BLVD

BROOKLYN, NY 11221



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BROOKLYN NY 11221 | BEDFORD-STUYVESANT

Conor of Pulaski Street and Malcolm X Blvd

**ASKING PRICE: \$2,850,000**

Kassin Sabbagh Realty (KSR) 2 Malcolm X Blvd in New York is a quintessential Harlem corner property that embodies the neighborhood's architectural character, cultural energy, and continuous commercial activity. Positioned at a prominent intersection, the building is surrounded by a lively mix of residential and retail uses, with steady foot traffic throughout the day from locals, commuters, and visitors moving along Malcolm X Boulevard—one of the area's most active north-south corridors. The structure itself showcases classic early-20th-century New York craftsmanship, featuring decorative brickwork, tall windows, cast-iron fire escapes, and a distinctive corner storefront that anchors the block visually and commercially.

The immediate neighborhood is dense and vibrant, with long-standing small businesses, cafés, barbershops, convenience stores, and community institutions shaping the streetscape. The property benefits from its close proximity to multiple subway lines, bus routes, and essential services, making it a convenient hub for daily neighborhood activity. Its positioning at the corner gives any ground-floor tenant high visibility, strong signage opportunities, and a natural advantage in capturing pedestrian attention.

Overall, 2 Malcolm X Blvd represents a stable, high-exposure retail location in a historically rich and evolving area of Harlem. The blend of architectural charm, consistent foot traffic, and entrenched community presence makes it an attractive site for businesses looking to serve one of Manhattan's most culturally significant and tightly knit neighborhoods.



## PROPERTY OVERVIEW

Property Type	Mixed Used
Units	5
Building Size	5,500
Lot Dimensions	25 ft x 55 ft
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Existing FAR	3.00
Max Buildable	5,500
Zoning	R6A, C2-4
Taxes	\$19,293
Cap	5.7%

## INVESTMENT HIGHLIGHTS

- The immediate area hosts a healthy mix of neighborhood essentials—grocery, pharmacy, personal services, restaurants, and specialty operators. This ensures stable consumer activity and makes the location ideal for daily-needs tenants.
- The property is embedded within a mature residential neighborhood characterized by consistent population density and long-term occupancy. Local households drive reliable foot traffic and support strong year-round retail demand.
- Multiple subway lines (A, B, C, D, 2, 3) and MTA bus routes are within walking distance, drawing a broader customer base and reinforcing the location's accessibility. Transit connectivity enhances both retail and residential resilience.
- With cosmetic upgrades or re-tenanting, the ground-floor retail has room for repositioning. Improved signage, interior modernization, or curated tenant selection could materially increase performance and rent potential.

## FINANCIALS

### 2 MALCOLM X BLVD. BROOKLYN, NY 11221

TENANT	UNIT	UNIT TYPE	MONTHLY RENT
1	#2B	2 Bedroom / 2 Bathroom	\$2,950.00
2	#2F	2 Bedroom / 1 Bathroom	\$2,850.00
3	#3B	2 Bedroom / 2 Bathroom	\$2,950.00
4	#3F	2 Bedroom / 1 Bathroom	\$2,888.00
Retail	Commercial	Retail	\$4,576.79
<b>Total</b>			<b>\$16,214.79</b>

### OPERATING EXPENSES

#### EXPENSE

Taxes	\$19,293
Insurance	\$6,000
Water & Sewer	\$4,000
PLP	\$2,000
Separate Utilities	\$0 (tenants pay)
<b>Total Annual Expenses</b>	<b>\$31,293</b>

### NET OPERATING INCOME (NOI)

<b>GROSS INCOME</b>	\$194,577.48
<b>LESS EXPENSES</b>	\$31,293
<b>NOI</b>	<b>\$163,284.48</b>



# AREA MAP



Positioned in a residential pocket on the edge of Crown Heights and Prospect Lefferts Gardens, **2 Malcolm X Blvd** sits within a neighborhood defined by its steady flow of local foot traffic and deeply rooted community-oriented businesses. Along nearby Nostrand and Rogers Avenues, small-scale retailers—Caribbean takeout spots, barbershops, nail salons, hardware stores, and corner markets—serve the day-to-day needs of the surrounding brownstone blocks. Just a few minutes away, the commercial spine of Eastern Parkway and the bustling stretch of Flatbush Avenue introduce a broader mix of supermarkets, pharmacies, discount stores, cell-phone shops, and family-run eateries that reflect the area's diverse cultural character.

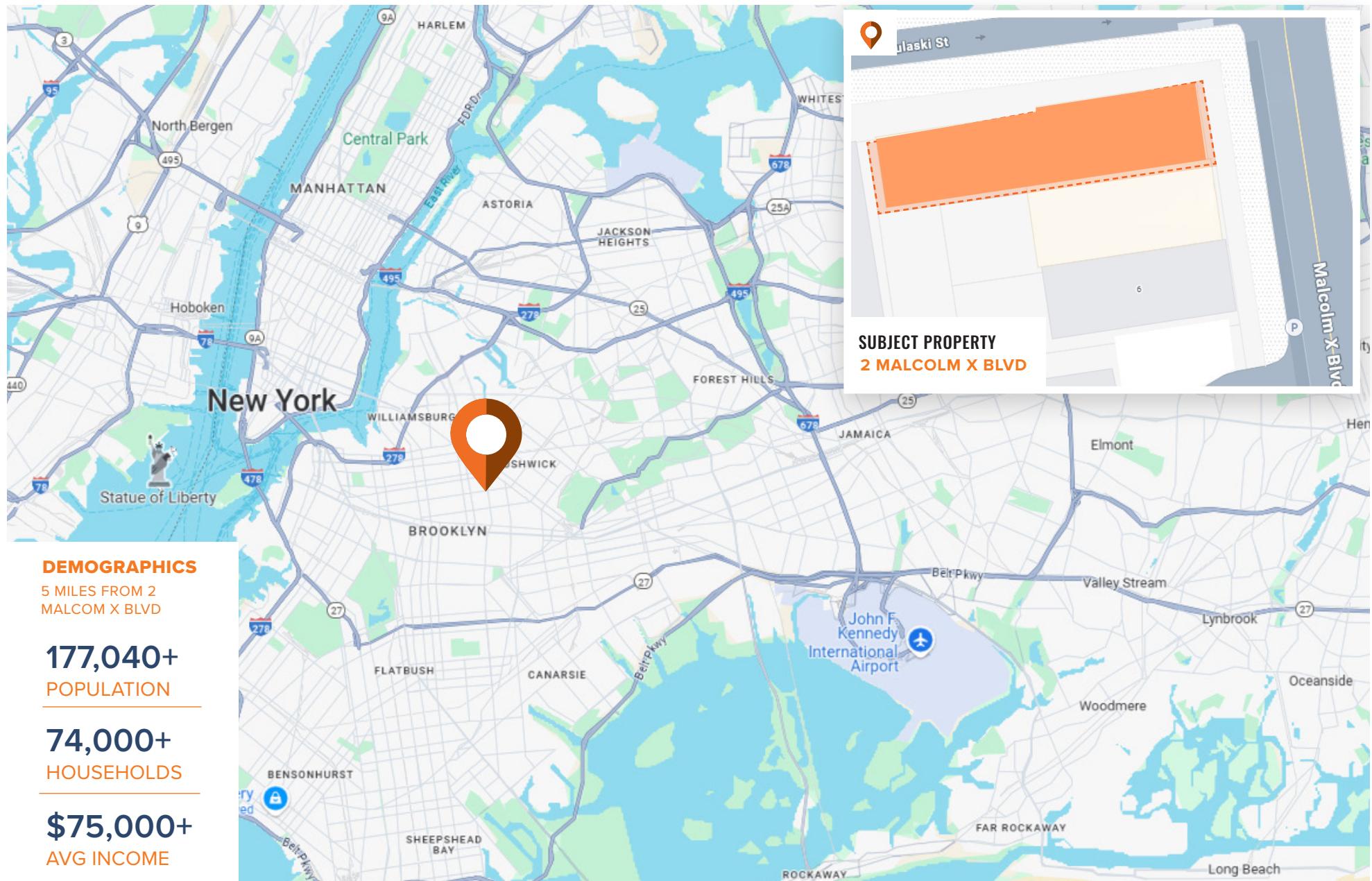


## Transportation Overview

Subway Station	MTA Bus Lines
Kosciusko Station	B44
Myrtle Ave Station	B45
Subway Line	B46



## LOCATION MAP



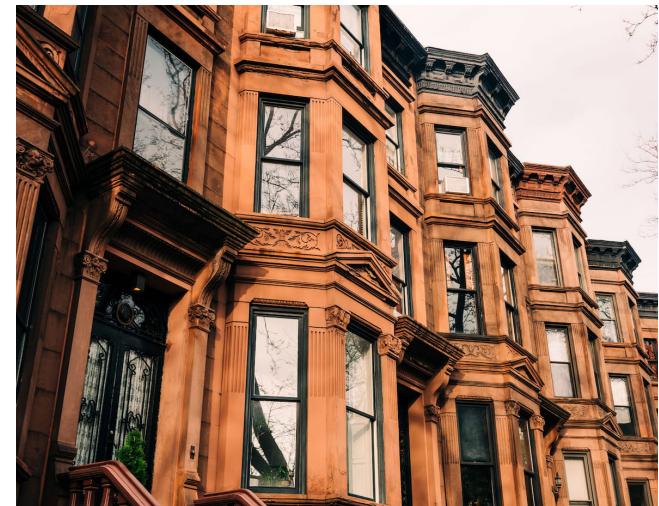
## ABOUT BEDFORD-STUYVESANT



Bedford-Stuyvesant, often called Bed-Stuy, is one of Brooklyn's most iconic and culturally resonant neighborhoods—a place where deep-rooted history, architectural character, and evolving urban energy converge. Known for its expansive rows of 19th-century brownstones and leafy residential blocks, the area has long been a center of African American and Afro-Caribbean culture, fostering generations of artists, entrepreneurs, activists, and community institutions. Over the past decade, the neighborhood has undergone significant demographic and economic shifts, attracting young professionals, creatives, and new families while still maintaining the strong cultural identity that defines it.

Its commercial corridors—particularly Fulton Street, Nostrand Avenue, Bedford Avenue, and the Myrtle/Broadway stretch—remain vital community lifelines, lined with a mix of legacy mom-and-pop stores, barbershops, bodegas, beauty supply shops, churches, and local restaurants, alongside newer cafés, boutique retailers, wellness studios, and lifestyle-driven concepts catering to the area's changing population. This blend gives Bed-Stuy a distinctive street-level energy that is both neighborhood-oriented and forward-looking.

The neighborhood's connectivity also adds to its appeal, with access to the A/C, J/M/Z, and G trains, along with major bus routes that create reliable foot traffic around key junctions. Combined with one of Brooklyn's densest residential bases, a young median age, and growing household incomes, Bed-Stuy supports a strong, diverse consumer market. Today, it stands as a thriving community where rich heritage meets ongoing reinvention—making it a compelling destination for residents, visitors, and businesses alike.





FOR MORE INFORMATION,  
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