

**FOR SALE**

12,000 SF FULLY OCCUPIED 3-STORY COMMERCIAL BUILDING WITH BILLBOARD & CELL TOWER OPTION

# 2588 Atlantic Avenue

Brooklyn, NY 11207

Between Alabama Avenue & Georgia Avenue

**\$5,250,000**  
OFFERED AT

## PROPERTY SUMMARY

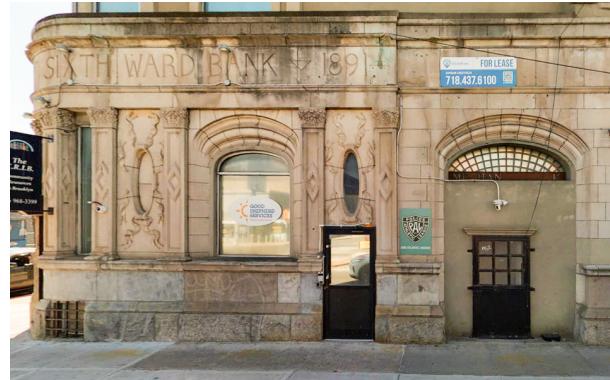
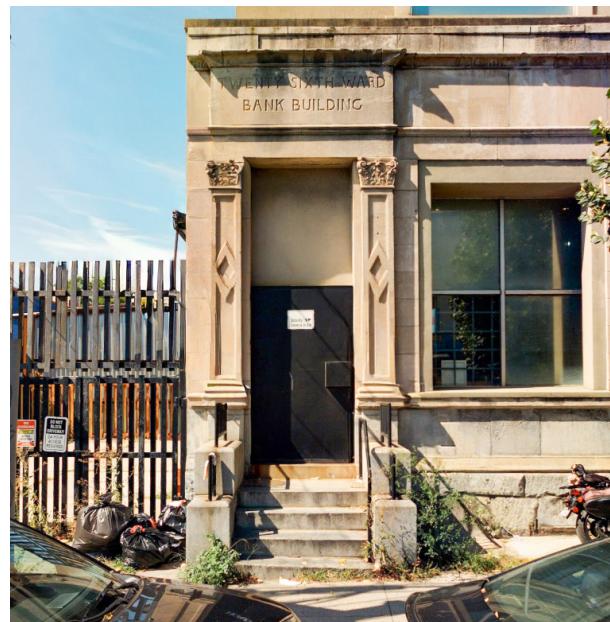
### EXECUTIVE SUMMARY

2588 Atlantic Avenue, a 10,885 SF mixed-use building in Brooklyn, NY, offers strong investment potential in a rapidly developing corridor. Zoned M3-2, it features two ground-floor commercial spaces totaling 3,955 SF. The property includes updated systems, sprinklers, and separate utilities, ensuring efficient operations. 2588 Atlantic Avenue presents an ideal opportunity for investors or end-users seeking stability and growth in East New York.

### LOCATION OVERVIEW

Located in the heart of East New York, 2588 Atlantic Avenue offers excellent visibility along a busy commercial corridor undergoing rapid revitalization. With close access to the A, C, J, Z and L subway lines, the property connects easily to Downtown Brooklyn and Manhattan. Surrounded by new developments, local shops, and community amenities, this address combines strong foot traffic, accessibility, and neighborhood growth—making it a prime spot for both residential and commercial opportunity.

Address	2588 Atlantic Avenue, Brooklyn, NY 11207
Location	Alabama Avenue & Georgia Avenue
Block/Lot	3684 / 25
Zoning	M3-2
Lot Dimensions	41 FT x 95 FT
Lot Size	3,955 SF
Building Dimensions	41 FT x 66 FT
Building Size	10,885 SF
Building Class	B
Total Commercial Units	4
Tenancy	Multiple
Delivered	As Is
Tax Class	4
Taxes (25/26)	\$40,806



**\$5,250,000**

Offered At

**10,885 SF**

Building Size

**12,000 SF**

RBA

**10,000**

GLA (Gross Leasable Area)

## TRANSPORTATION AND TAX MAP

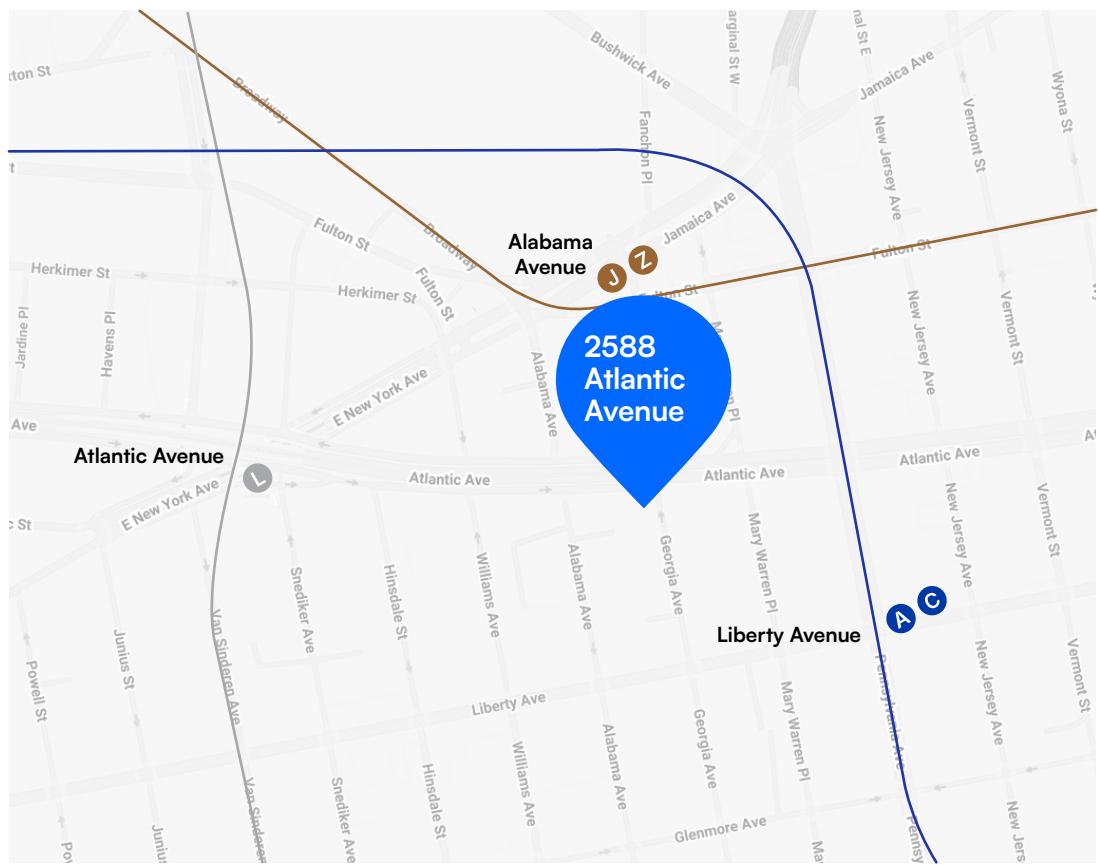
## NEAREST TRANSIT

A C Trains at Liberty Avenue

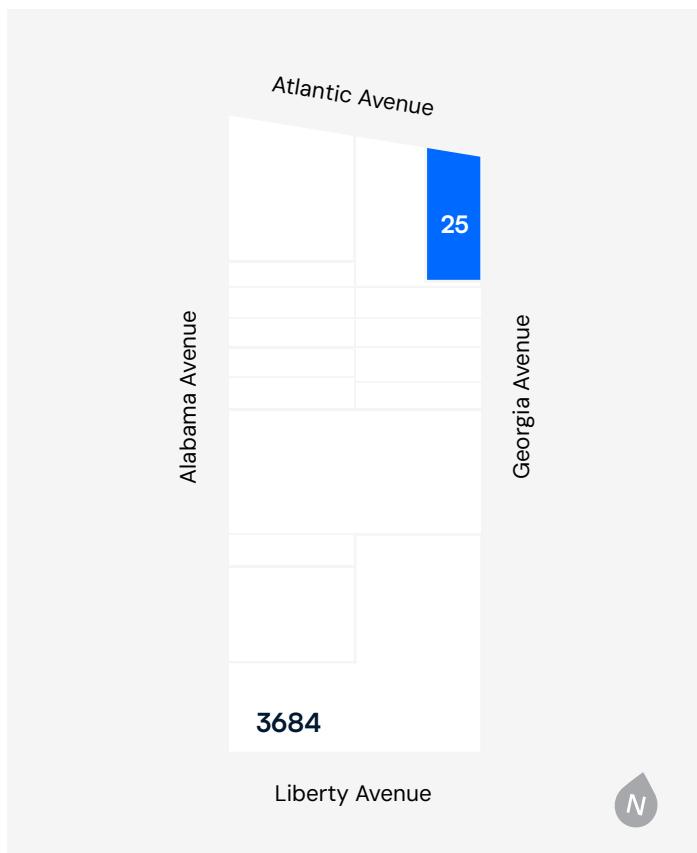
J Z Trains at Alabama Avenue

L Train at Atlantic Avenue

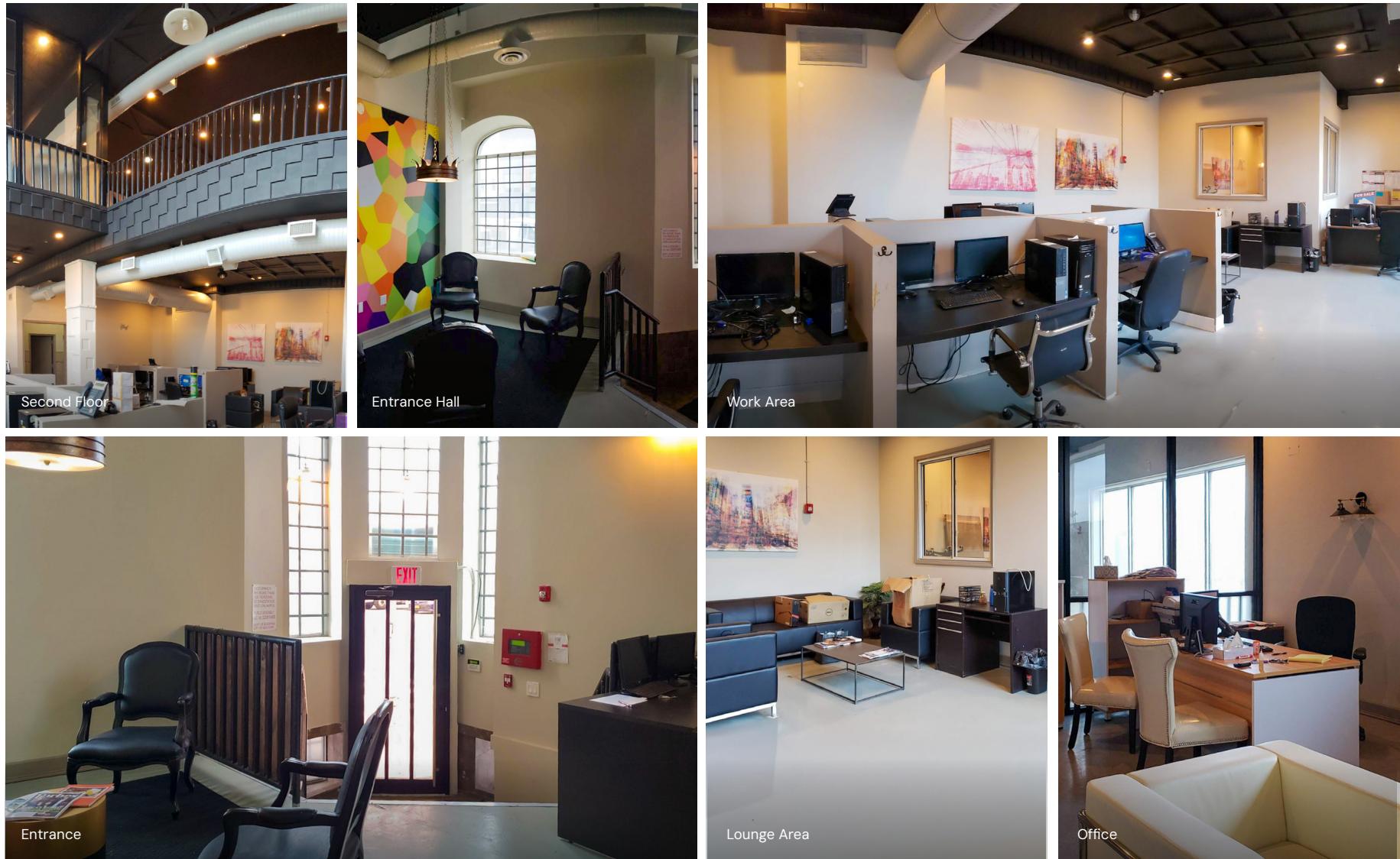
B83 B20 B25 B12 Q24 Q56 Bus Lines



## TAX MAP



## PROPERTY PHOTOS



## INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN		LEASE TERM				ACTUAL BASE RENT			PROJECTED BASE RENT		
TENANT	SF	FROM DATE	TO DATE	CAM/MONTH	PER MONTH	PER YEAR	PER SF	PER MONTH	PER YEAR	PER SF	
Police Athletic League	2,500	1/1/2023	12/31/2036	\$1,185	\$4,684	\$56,205	\$22.48	-	-	-	
ENY Family Enrichment Center/The C.R.I.B.	2,500	2/1/2022	1/31/2031	\$1,125	\$4,774	\$57,289	\$22.92	-	-	-	
Good Shepherd	2,500	2/1/2022	1/31/2031	\$1,125	\$4,774	\$57,289	\$22.92	-	-	-	
Urban Strategies Management Corp.	2,500	5/1/2025	4/30/2035	\$1,821	\$8,200	\$98,400	\$39.36	-	-	-	
Billboard	-	12/1/2015	12/1/2025	-	\$8,700	\$104,400	-	-	-	-	
Cell Tower (Vacant)	-	-	-	-	-	-	-	\$1,500	\$18,000	-	
<b>TOTALS</b>	<b>10,000</b>			<b>\$5,256</b>	<b>\$31,132</b>	<b>\$373,583</b>	<b>\$37.36</b>	<b>\$1,500</b>	<b>\$18,000</b>	<b>\$1.80</b>	

### PROJECTED REVENUES

Actual Base Rent	\$373,583
Disbursements	\$63,076
<b>TOTAL REVENUES</b>	<b>\$436,659</b>

### OPERATING EXPENSES

Advertising and Promotion	\$48
Taxes	\$300
Property Taxes	\$40,806
Bank Service Charges	\$21
Insurance Expense	\$4,500
Repairs and Maintenance	\$5,000
<b>TOTAL EXPENSES</b>	<b>\$50,675</b>
<b>NET ACTUAL OPERATING INCOME</b>	<b>\$385,984</b>

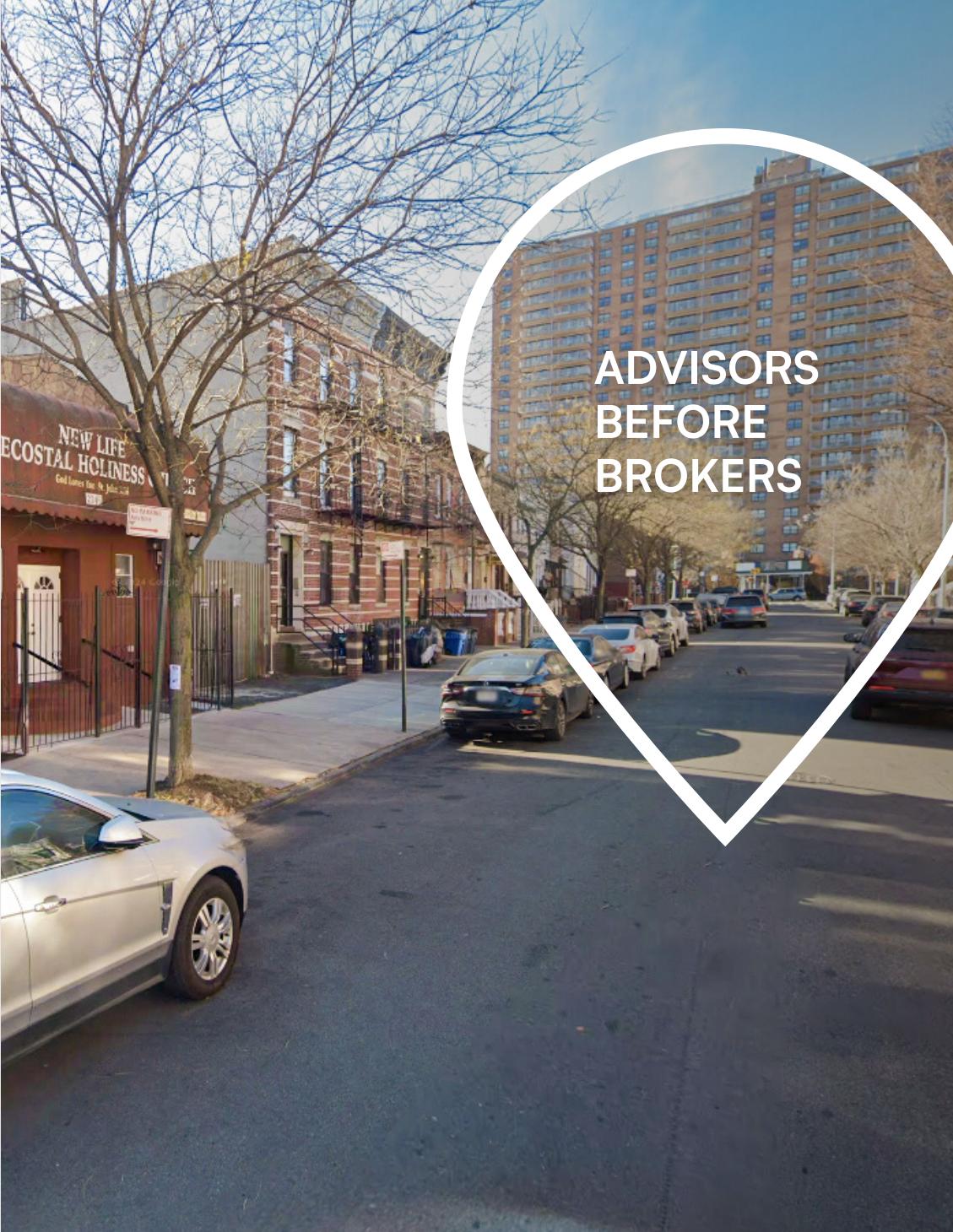
**\$5,250,000    \$385,984    7.35%    \$437.50**

Offered At

Actual NOI

Cap

PPSF



**SHLOMI BAGDADI**  
212.433.3355 x101  
sb@tristatecr.com

## LOCATION OVERVIEW

### EAST NEW YORK

Located along the bustling corridor of East New York, 2588 Atlantic Avenue sits at the crossroads of accessibility, growth, and community spirit in Brooklyn. This dynamic location offers convenient connections to key transit routes, making travel to Downtown Brooklyn and Manhattan seamless. The surrounding neighborhood is experiencing a wave of revitalization, blending long-standing local businesses with new cafés, retail spaces, and cultural hubs that reflect Brooklyn's evolving identity. Residents and visitors alike enjoy a strong sense of neighborhood pride, supported by nearby green spaces and an emerging arts presence that adds depth to the area's urban character. With its mix of tradition and opportunity, 2588 Atlantic Avenue stands as a gateway to one of Brooklyn's most promising and energetic districts.

### POINTS OF INTEREST

- Highland Park
- The Shirley Chisholm State Park
- Evergreen Cemetery
- Broadway Junction Transit Hub

### DEMOGRAPHICS

*Within a one-mile radius of the property*

<b>43,142</b>	<b>126,641</b>	<b>\$68,935</b>
Total Households	People	Avg Household Income

2588 ATLANTIC AVENUE, BROOKLYN, NY 11207

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COMMERCIAL BUILDING WITH  
BILLBOARD & CELL TOWER OPTION**

Between Alabama Avenue & Georgia Avenue

For More Information Call: **212.433.3355**

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**TSC.**

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