

TRI STATE COMMERCIAL®

TSC. FOR SALE  
Jack Sardar 212.433.3355

FOR SALE

4,000 SF TWO FULLY VACANT BUILDINGS FEATURING 6 UNITS

# 820-822 Utica Avenue

Brooklyn, NY 11203

Between Linden Boulevard & Church Avenue

**\$1,750,000**  
OFFERED AT

SHLOMI BAGDADI  
212.433.3355 x101  
sb@tristatecr.com

JACK SARDAR  
212.433.3355 x106  
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TSC.



## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

820-822 Utica Avenue presents a unique investment opportunity in the heart of East Flatbush, Brooklyn. This mixed-use property includes two retail stores, three residential apartments, and one office space, offering a diverse income stream across multiple asset types. The building is being sold as-is, fully vacant, with open violations, providing value-add potential for an experienced investor. Situated on the high-traffic Utica Avenue corridor, the property benefits from strong foot traffic, excellent public transportation access, and close proximity to national retailers.

### LOCATION OVERVIEW

Ideally positioned near the intersection of Utica Avenue and Church Avenue, 820-822 Utica Avenue is located in East Flatbush, a bustling and culturally rich Brooklyn neighborhood. The property benefits from consistent foot traffic along a well-traveled commercial corridor supported by national retailers and long-standing local establishments. Nearby tenants include Rite Aid, Dunkin', Western Union, Metro by T-Mobile, and numerous neighborhood grocers and service providers, making this a strategic location for continued commercial and residential demand.

Address	820-822 Utica Avenue, Brooklyn, NY 11203
Location	Between Linden Boulevard & Church Avenue
Block/Lot	4675/16
Zoning	R5, C1-2
Lot Frontage	40 FT
Lot Dimensions	40 FT x 100 FT
Lot Size	4,000 SF
No. of Buildings	2
Building Dimensions	40 FT x 60 FT
Building Size	4,000 SF
Building Class	K4
No. of Stories	2
Units	6
Tax Class	4
Taxes (25/26)	\$21,009



**\$1,750,000**

Offered At

**4,000 SF**

Building Size

**40 FT**

Lot Frontage

**6**

Units

**\$21,009**

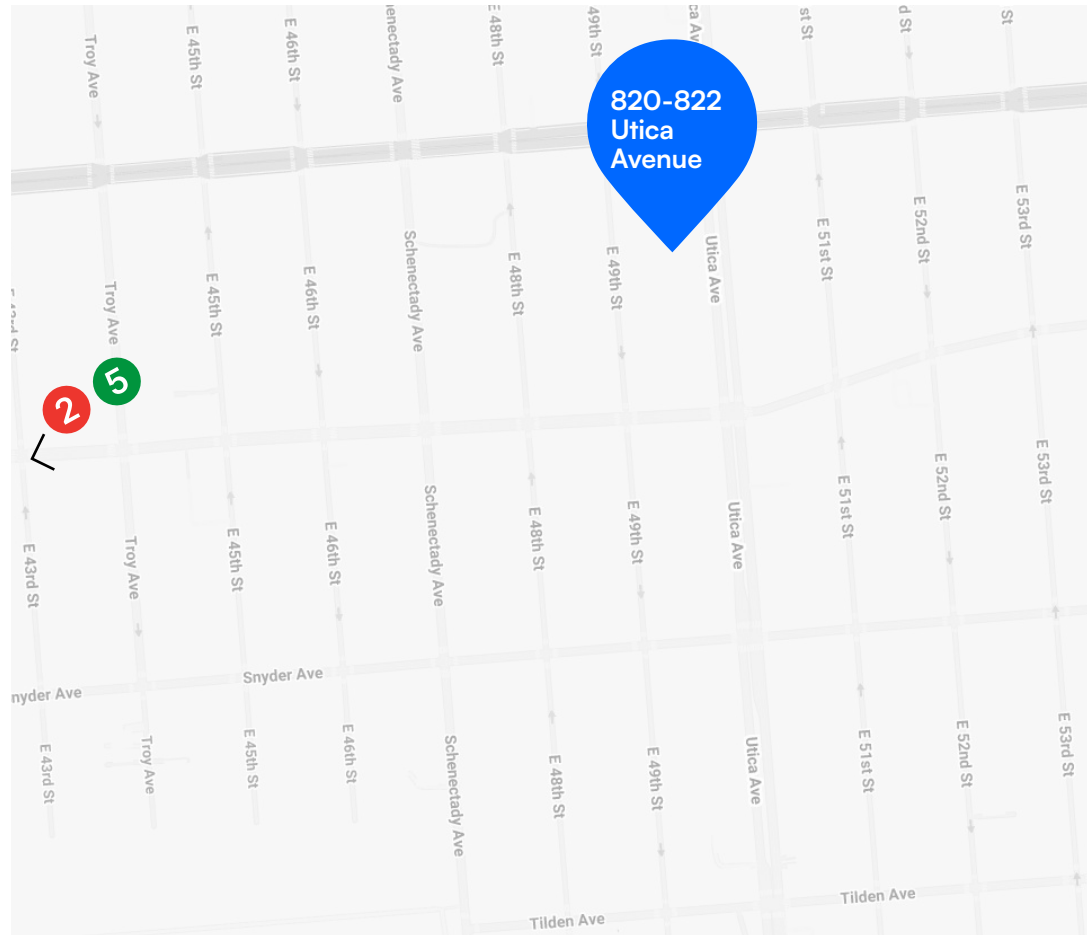
Taxes (25/26)

## TRANSPORTATION AND TAX MAP

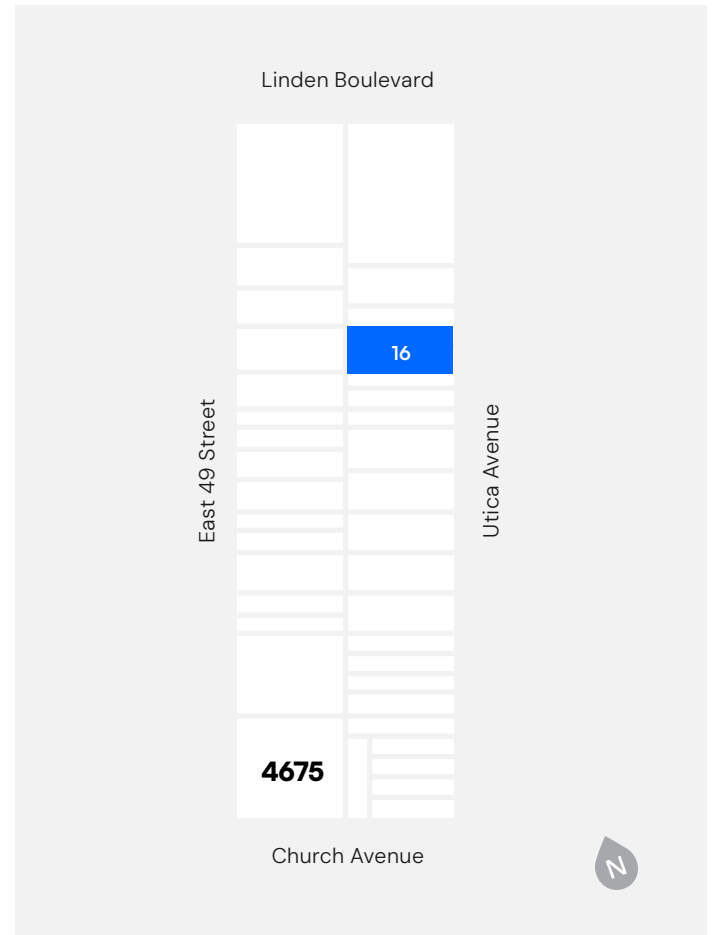
### NEAREST TRANSIT

**2** **5** Trains at Church Avenue

**B46** **B46-SBS** **B35** Bus Lines



### TAX MAP

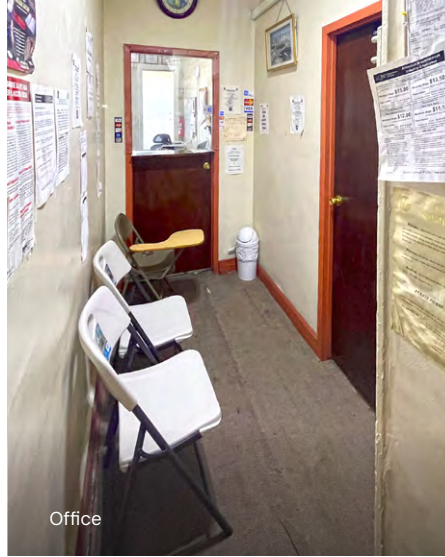




## PROPERTY PHOTOS



Office



Office



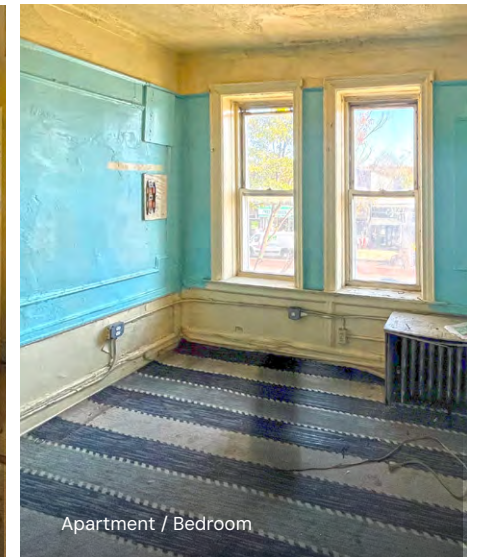
Apartment / Livingroom



Retail Store

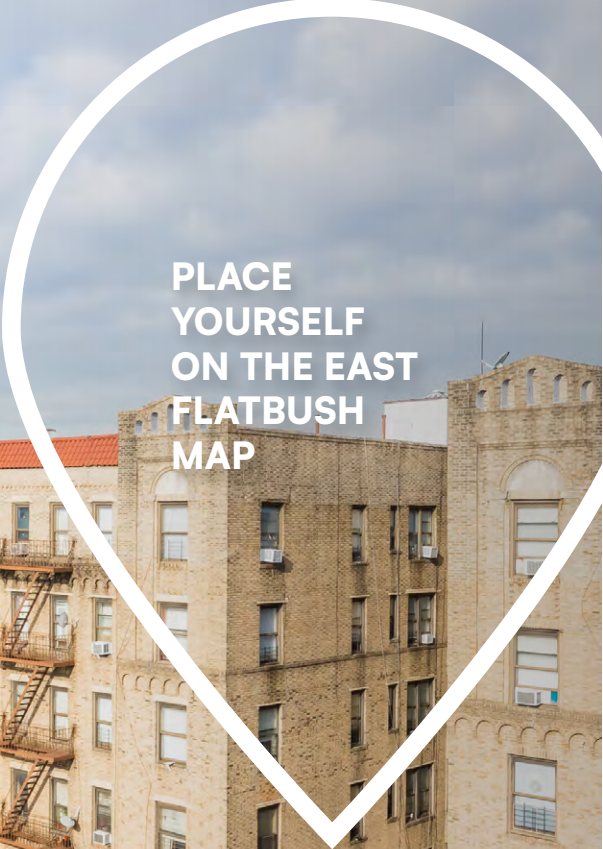


Apartment / Kitchen



Apartment / Bedroom





## PLACE YOURSELF ON THE EAST FLATBUSH MAP

## LOCATION OVERVIEW

### EAST FLATBUSH

Known for its vibrant culture and strong sense of community, East Flatbush blends residential stability with active commercial corridors. Utica Avenue serves as a vital artery lined with Caribbean restaurants, local retailers, medical clinics, and beauty supply stores that reflect the area's rich Afro-Caribbean heritage. With easy access to public transit and a dense population of loyal local shoppers, the neighborhood remains a prime destination for entrepreneurs, families, and professionals alike.

### POINTS OF INTEREST

- Wyckoff Farmhouse Museum
- Paerdegat Park
- Brooklyn Children's Museum
- Prospect Park
- Prospect Park Zoo

### DEMOGRAPHICS

*Within a one-mile radius of the property*

**48,360**

Total Households

**134,941**

People

**\$84,321**

Avg Household Income

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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.