

TRI STATE COMMERCIAL®



820-822 Utica Avenue

Brooklyn, NY 11203

Between Linden Boulevard & Church Avenue

\$1,750,000
OFFERED AT

SHLOMI BAGDADI
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JACK SARDAR
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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

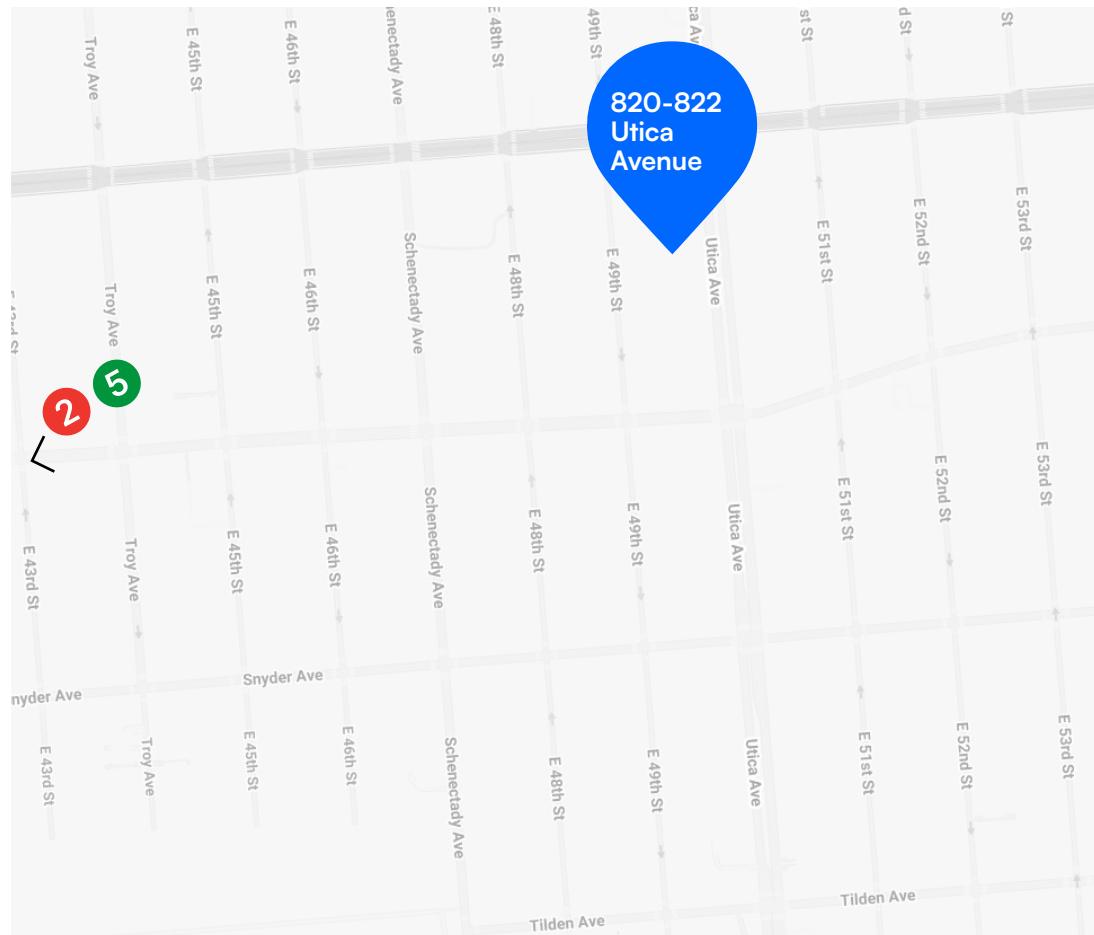
Taxes (25/26)

TRANSPORTATION AND TAX MAP

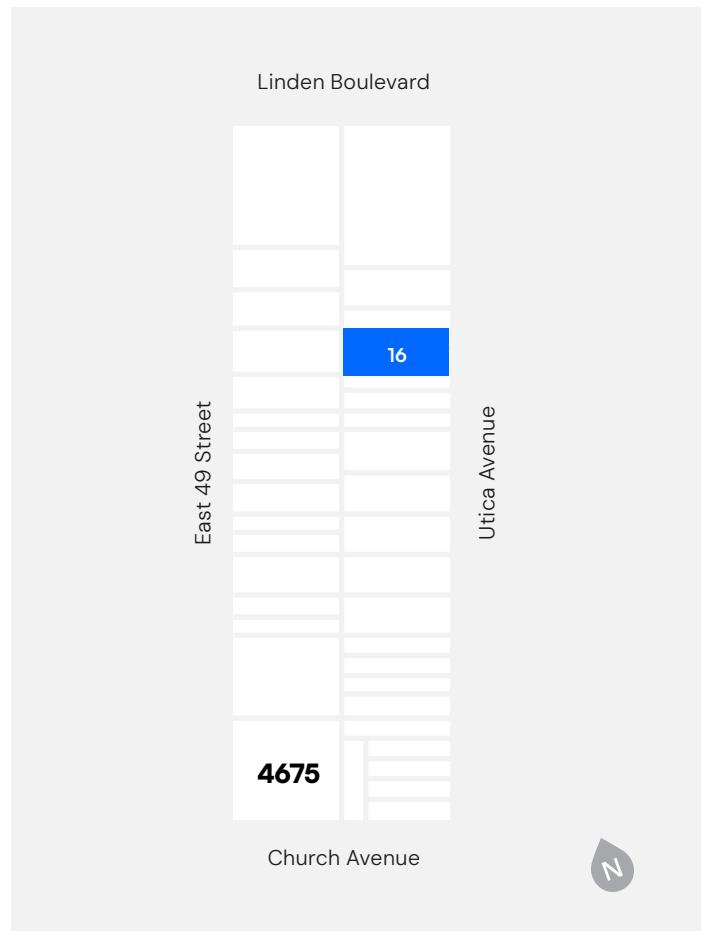
NEAREST TRANSIT

2 5 Trains at Church Avenue

B46 B46-SBS B35 Bus Lines



TAX MAP



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PROPERTY PHOTOS



Office



Office



Apartment / Livingroom



Retail Store



Apartment / Kitchen



Apartment / Bedroom



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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

820-822 UTICA AVENUE, BROOKLYN, NY 11203

4,000 SF TWO FULLY VACANT BUILDINGS FEATURING 6 UNITS

Between Linden Boulevard & Church Avenue

For More Information Call: **212.433.3355**

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