

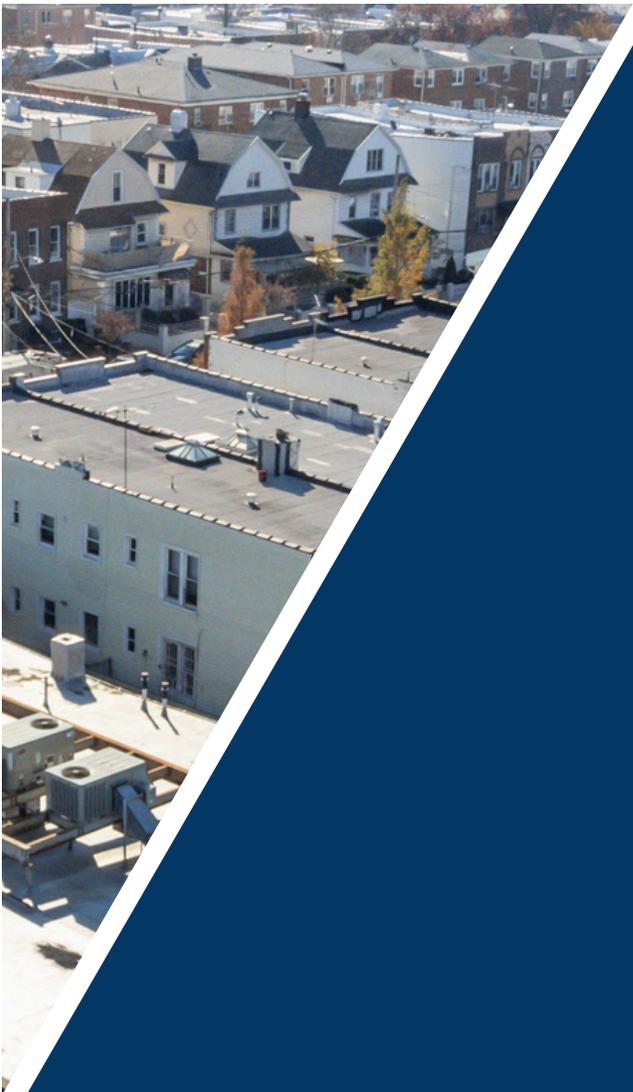


2362-84
86TH
STREET

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REALTY



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2362-84
86TH
STREET

FOR SALE

\$17,900,000

TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
DUE DILIGENCE	7
NEIGHBORHOOD	10

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eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net. The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

EXECUTIVE SUMMARY

THE OPPORTUNITY

eXp Realty is pleased to exclusively present the sale of 2362–84 86th Street, Brooklyn, NY, a highly visible commercial asset located along Bensonhurst’s most active and established retail corridor.

The property sits on a 15,440 SF lot and features approximately 12,130 SF of ground-floor retail space plus 12,130 SF of basement space, offering exceptional scale and flexibility for a wide range of retail, user, or investment strategies. With approximately 193 feet of continuous storefront frontage on 86th Street, one of Brooklyn’s premier shopping streets, the asset provides outstanding exposure, signage potential, and long-term value.

Prime Retail Location

Positioned within a dense commercial hub, the property is surrounded by a strong lineup of national and regional tenants, including major banks, quick-service restaurants, and well-known retailers. This stretch of 86th Street consistently benefits from heavy foot and vehicular traffic, driven by a large residential population and ongoing neighborhood development.

The property enjoys excellent accessibility, with close proximity to the Bay Parkway and 25th Avenue 86th Street subway stations (D line), along with convenient access to the Belt Parkway—making it easily reachable for both local customers and destination traffic.

User / Investor Opportunity

A substantial portion of the building—approximately 6,938 square feet—is currently vacant, creating a rare opportunity for an owner-user, national retailer, or investor seeking immediate occupancy or value-add leasing upside. The vacant space offers flexibility for single-tenant or multi-tenant configurations, subject to layout and zoning.

Additionally, in-place rents remain below market, providing investors with a clear path to enhanced income through lease-up and rent repositioning.



2362-84
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STREET

PROPERTY INFORMATION

ADDRESS:	2362-84 86th Street Brooklyn NY 11214
LOCATION:	Located on the south side of 86th Street between 24th Ave and Bay 35th Street
BLOCK/LOT	6863/38
LOT DIMENSIONS:	193.33' x 80'
LOT SIZE:	15,440 Square Feet
STORY:	1
ABOVE GRADE GROSS SF:	12,130 Square Feet
BELOW GRADE GROSS SF:	12,130 Square Feet
TOTAL GROSS SF:	24,260 Square Feet
COMMERCIAL UNITS:	6
ZONING:	C1-3
FAR:	2
BUILDABLE:	30,880 Square Feet
ASSESSMENT(25/26):	\$1,300,979
RE TAX (25/26):	\$140,012
TAX CLASS:	4

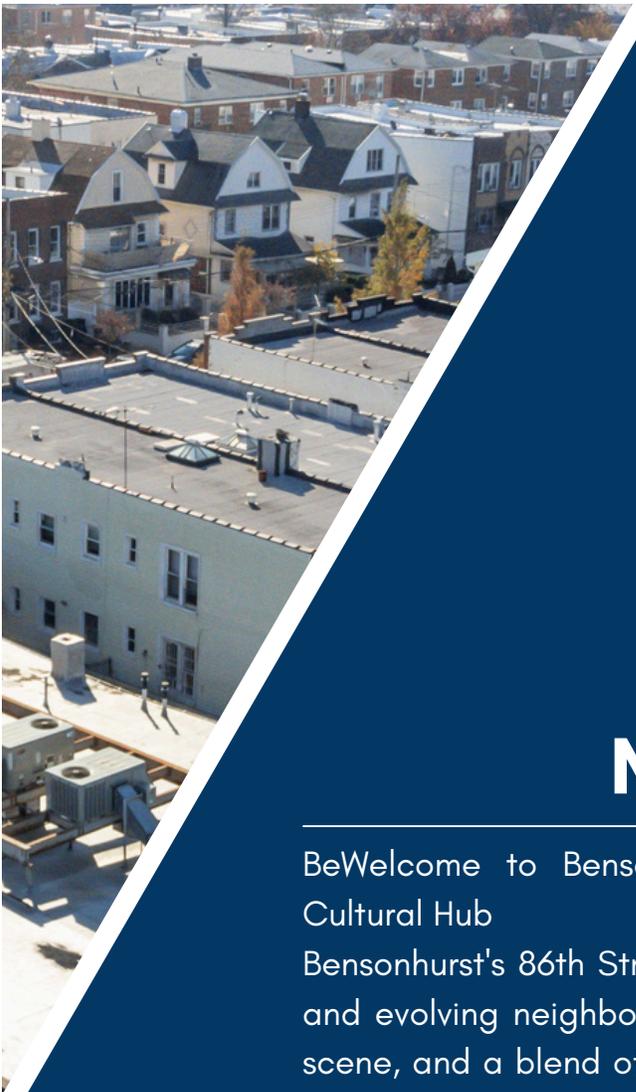
2362-84 86TH STREET

FINANCIAL OVERVIEW

TENANT	STATUS	LEASE	SIZE	Escalation	Monthly Rent	Annual Rent	RE Tax	Total
2362 - Japanese Restaurant	Leased	Mar-25	950	3.0%	\$6,115.63	\$73,387.50	\$10,333.00	\$83,720.50
2364 - Grocery	Leased	Jun-29	750	3.0%	\$4,184.38	\$50,212.50	\$3,806.00	\$54,018.50
2366-68 - Pet Store	Leased	Aug-25	1675	4.0%	\$9,435.84	\$113,230.04	\$430.00	\$113,660.04
7 Bay 35 - Pharmacy	Leased	Feb-26	429	3.0%	\$2,393.46	\$28,721.55	\$0.00	\$28,721.55
9 Bay 35 - Vietnamese Restaurant	Leased	Mar-28	429	3.0%	\$2,393.46	\$28,721.55	\$1,317.00	\$30,038.55
2370 - Real Estate Office	Leased	Jun-29	832	3.0%	\$4,243.20	\$50,918.40	\$0.00	\$50,918.40
2372	Vacant		1458		\$8,748.00	\$104,976.00	\$17,011.46	\$121,987.46
2384	Vacant		5480		\$32,880.00	\$394,560.00	\$63,929.48	\$458,489.48
Total						\$844,727.54	\$96,826.94	\$941,554.48
Real Estate Taxes (25/26)								\$140,012.00
Insurance								\$19,500.00
Management								\$24,000.00
Utilities								\$13,907.00
Professional Fees								\$8,500.00
Repair & Misc								\$8,000.00
Total Expenses								\$213,919.00
Est. Gross Income								\$941,554.48
Less Expenses								\$213,919.00
Projected NOI								\$727,635.48



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THE NEIGHBORHOOD

BeWelcome to Bensonhurst's 86th Street: Brooklyn's New Chinatown and Cultural Hub

Bensonhurst's 86th Street is the vibrant heart of one of Brooklyn's most diverse and evolving neighborhoods. Renowned for its cultural richness, bustling retail scene, and a blend of old-world charm with modern conveniences, 86th Street stands out as a must-visit destination for locals and tourists alike.

Highlights of Bensonhurst's 86th Street:

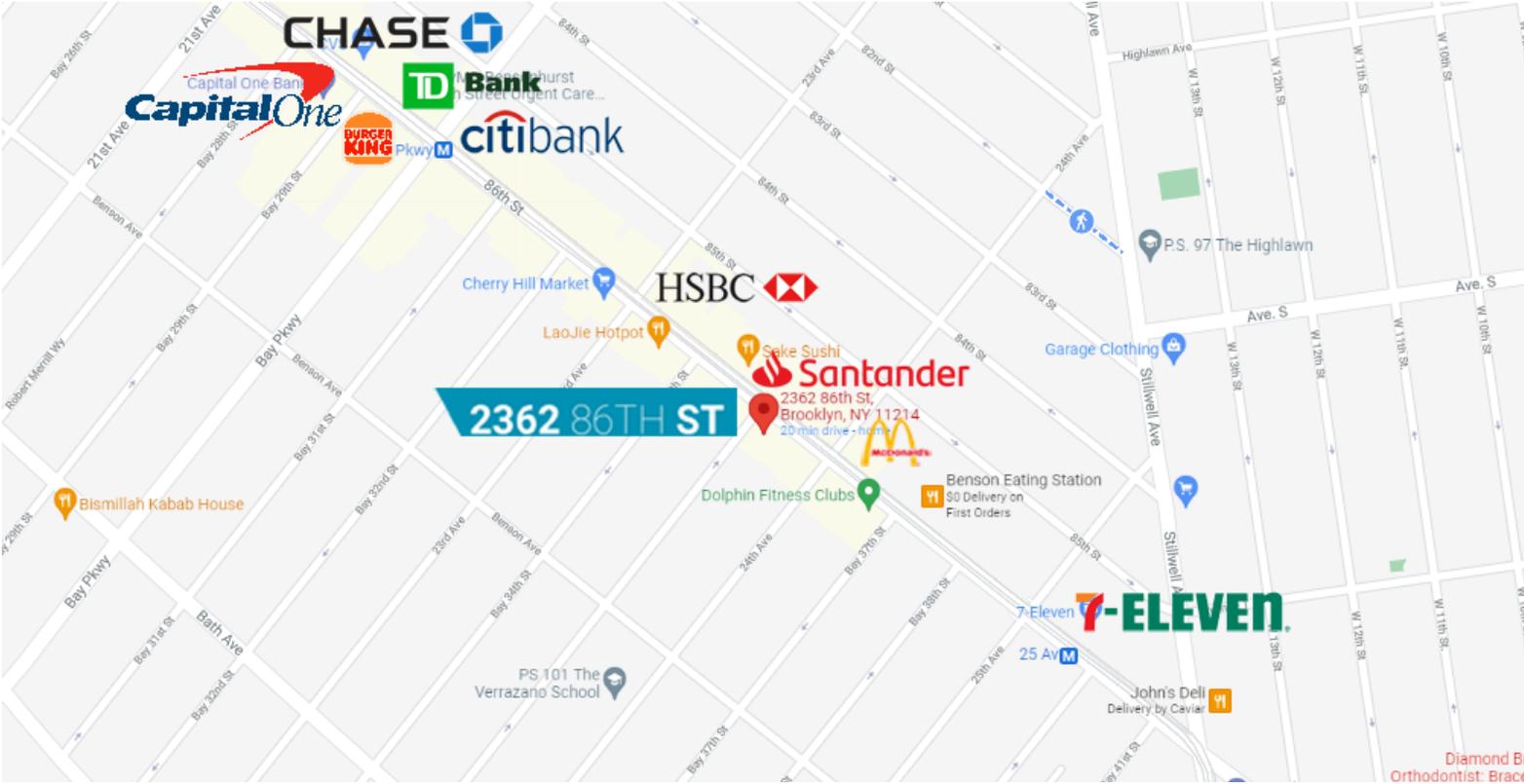
- **Brooklyn's New Chinatown:** Known as Brooklyn's new Chinatown, 86th Street is home to a growing number of authentic Cantonese restaurants and supermarkets, offering a taste of traditional Chinese cuisine right in the heart of Bensonhurst. From dim sum and roast duck to fresh seafood markets and specialty shops, this area is a haven for those seeking genuine Cantonese flavors and ingredients.
- **A Shopper's Paradise:** This bustling commercial corridor is lined with an array of shops, ranging from trendy boutiques and local specialty stores to well-known national retailers. It's the go-to destination for fashion, everyday essentials, and unique finds, making shopping a delightful experience for everyone.
- **Culinary Delights:** Beyond its Cantonese offerings, Bensonhurst's diverse community is reflected in its incredible food scene. Along 86th Street, you'll discover Italian bakeries, pizzerias, Middle Eastern eateries, and trendy cafes, making it a food lover's dream with a world of flavors at every corner.



- **Convenient Accessibility:** With easy access to the D and N subway lines, 86th Street offers seamless connections to Manhattan, Coney Island, and other parts of Brooklyn. The neighborhood's strategic location and excellent public transportation options make it a desirable spot for both residents and businesses.
- **A Family-Friendly Atmosphere:** Known for its safe, family-friendly environment, Bensonhurst is a neighborhood where generations of families have planted roots. The area boasts excellent schools, parks, and community centers, making it a great place to live, work, and play.
- **Rich Cultural Heritage:** Bensonhurst is a true reflection of Brooklyn's multicultural identity. From vibrant festivals and street fairs to local markets and community events, 86th Street is alive with the energy of a neighborhood that celebrates its diversity.

Bensonhurst's 86th Street is more than just a location—it's a thriving community that offers the best of Brooklyn living. Whether you're exploring the bustling retail scene, indulging in authentic Cantonese cuisine, or simply enjoying the lively streetscape, 86th Street captures the essence of what makes Bensonhurst a beloved Brooklyn neighborhood. Discover the charm and vibrancy of Bensonhurst's 86th Street and see why it continues to be one of the most sought-after areas in Brooklyn!

BENSONHURST - BUSINESS



BENSONHURST – TRANSPORTATION MAP



BENSONHURST – NEW DEVELOPMENTS



- Bayview Courtyard
- DEVELOPER: W&L Group
- ARCHITECT: Michael Kang
- ADDRESS: 2300 Cropsey Avenue Brooklyn
- LOCATION: Located at one of the southern-most points of the borough, Bensonhurst
- BUILDING: The new building will rise 23 stories and contain a mix of 151 condominium units, a school, group retail, and a large parking structure designed to accommodate 215 vehicles
- AMENITIES: Include a bike room, a swimming pool, an open-air roof deck above the podium levels, and fitness facilities.



- DEVELOPER: LandPex
- ARCHITECT: David West of Hill West Architects
- ADDRESS: 2230 Cropsey Ave Brooklyn
- LOCATION: Located at one of the southern-most points of the borough, Bensonhurst
- BUILDING: The 31-story structure will rise 326 feet on the through-lot, and overlooks a 30-foot yard in the rear. The building includes a community space, 248 units, and 165 enclosed parking spaces.
- The project should be a welcome addition in a neighborhood that seldom sees supplemental new housing inventory. LandPex is known for developing residential projects with a mix of affordable and high-end rental units.

2368
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