

**FOR SALE**

# 2165-2167 86<sup>TH</sup> STREET

BENSONHURST, BROOKLYN, NY 11214



**RETAIL PROPERTY ON 86TH STREET CORRIDOR**

**NORTH SIDE OF 86<sup>TH</sup> STREET BETWEEN BAY PARKWAY & 21<sup>ST</sup> AVENUE**

## EXECUTIVE SUMMARY



Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 2165-2167 86th Street, Bensonhurst, Brooklyn, NY.

- Located on the "right side of the street" on the busiest retail block in Bensonhurst.
- 7,200 SF retail building plus storage basement and sidewalk space.
- Most of first floor, all of basement & 2nd floor occupied by T-Mobile Corporate - a tenant for approx. 25 years.
- T-Mobile has a net lease that runs thru August 2027 with one 5-year option to extend thru August 2032.
- Portion of first floor occupied by Super Cruise Travel on a net lease that runs thru July 31, 2034 w/3% annual increases.
- 140 feet away from the corner of 86th Street and Bay Parkway - one of Southern Brooklyn's busiest intersections with very high vehicular, subway and pedestrian counts. The stairs to the busy subway station are approx. 100 feet away and multiple bus stops are on adjacent corners.
- Neighboring tenants include TD Bank, City MD, CVS, Chase Bank, Citibank, AT&T, Carter's/OshKosh, Gap and many other national and local retailers, restaurants, banks and health care providers.
- The quality of the tenancy and the proximity to the corner make this property one of the most outstanding properties on this prime retail block.
- The available/unused air rights for residential, commercial or community facility use further enhance the opportunity.

## PROPERTY INFORMATION

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Address:	2165-2167 86th Street, Bensonhurst, Brooklyn, NY 11214
Location:	North side of 86th Street between Bay Parkway & 21st Avenue
Block:	6347
Lot:	51
Lot Dimensions:	40' x 100'

### BUILDING INFORMATION:

Building Dimensions:	40' x 90'
Stories:	2 plus storage basement
Ground Floor Retail:	3,600 SF
2nd Floor:	3,600 SF
<b>Total Building Above Grade:</b>	<b>7,200 SF</b>

The Property is set back 10 feet on 86th Street. The 40' x 10' sidewalk in front of the building may be considered rentable/saleable area

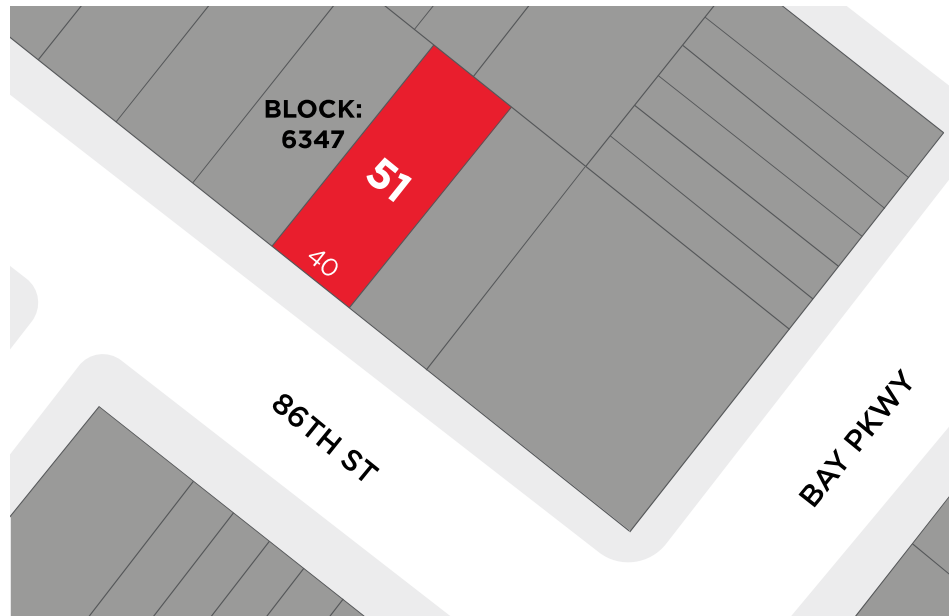
### REAL ESTATE TAXES

Assessment (24/25):	\$1,096,740
Tax Rate (24/25):	10.592%
Real Estate Taxes (24/25)	\$118,031

## ZONING INFORMATION

Zoning:	C4-2
Residential FAR:	2.43
Commercial FAR:	3.4
Community Facility FAR:	4.8
Lot Size:	4,000 SF

	Residential	Commercial	Community Facility	
Total Buildable Sq. Ft.:	9,720	13,600	19,200	SF (approx.)
Minus Existing Above Grade:	7,200	7,200	7,200	SF (approx.)
Available/Unused Air Rights:	2,520	6,400	12,000	SF (approx.)



## LEASE ABSTRACT

### T-Mobile

Tenant:	T-Mobile
Premises:	Left side of street level w/ 28 1/3 feet frontage + entire 2nd FL + entire basement.
Rentable SF:	6,150
Lease Expiry:	8/31/2027 - Option to extend for 5 years 9/1/27-8/31/32 w/3% annual increases.
Monthly Base Rent:	\$23,870 - Rent increases 3% to \$24,586.36 9/1/26-8/31/27.
Annual Base Rent:	\$286,443 - Rent increases 3% to \$295,036 9/1/26-8/31/27.
Base \$/SF:	\$46.58
Reimbursement Revenue:	\$97,966 - 83% of total real estate taxes.
Gross Annual Income:	\$384,409
Gross \$/SF:	\$62.51

\* T-Mobile Corporate has been a tenant for approximately 25 years.



Tenant:	Super Cruise Travel
Premises:	Right side of street level w/ 11 2/3 feet frontage.
Rentable SF:	1,050
Lease Expiry:	7/31/2034
Monthly Base Rent:	\$11,500 - Rent increases 3% annually.
Annual Base Rent:	\$138,000
Base \$/SF:	\$131.43
Reimbursement Revenue:	\$0
Gross Annual Income:	\$138,000
Gross \$/SF:	\$131.43

\* Lease comes with a Limited Personal Guaranty.

## INCOME & EXPENSES

## 5 YEAR PROJECTION

### INCOME

Annual Base Income	\$424,443
Reimbursement Revenue (R.E. Taxes)	\$97,966
<b>Total:</b>	<b>\$522,409</b>

### EXPENSES

Real Estate Taxes	\$118,031
Insurance	\$12,000
Replacement Reserve	\$6,000
<b>Total:</b>	<b>\$136,031</b>

Gross Annual Income:	\$522,409
Less Expenses:	\$136,031
<b>Net Operating Income:</b>	<b>\$386,378</b>

### INCOME

**2025      2026      2027      2028      2029**

#### T-Mobile

Base Rent	\$286,443	\$289,305	\$296,511	\$300,959	\$305,474
R.E. Tax Reimbursement	\$97,966	\$100,905	\$103,932	\$107,050	\$110,261
<b>T-Mobile - Total</b>	<b>\$384,409</b>	<b>\$390,210</b>	<b>\$400,443</b>	<b>\$408,009</b>	<b>\$415,735</b>

#### Super Cruise Travel

Base Rent	\$139,725	\$143,917	\$148,234	\$152,681	\$157,262
R.E. Tax Reimbursement	\$0	\$885	\$1,797	\$2,736	\$3,703
<b>Super Cruise Travel - Total</b>	<b>\$139,725</b>	<b>\$144,802</b>	<b>\$150,031</b>	<b>\$155,417</b>	<b>\$160,965</b>

<b>Total Base Rent</b>	<b>\$426,168</b>	<b>\$433,222</b>	<b>\$444,746</b>	<b>\$453,640</b>	<b>\$462,735</b>
<b>Total R.E. Tax Reimbursement</b>	<b>\$97,966</b>	<b>\$101,790</b>	<b>\$105,729</b>	<b>\$109,786</b>	<b>\$113,965</b>
<b>Total Gross Income</b>	<b>\$524,134</b>	<b>\$535,012</b>	<b>\$550,475</b>	<b>\$563,426</b>	<b>\$576,700</b>

### EXPENSES

**2025      2026      2027      2028      2029**

Real Estate Taxes	\$118,031	\$121,572	\$125,219	\$128,976	\$132,845
Insurance	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506
Replacement Reserve	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753
	\$136,031	\$140,112	\$144,315	\$148,645	\$153,104

**Net Operating Income      \$388,103      \$394,900      \$406,159      \$414,782      \$423,596**

notes:  
Assumes 3% increases in expenses.  
Assumes T-Mobile exercises option to renew or is replaced at same rental.

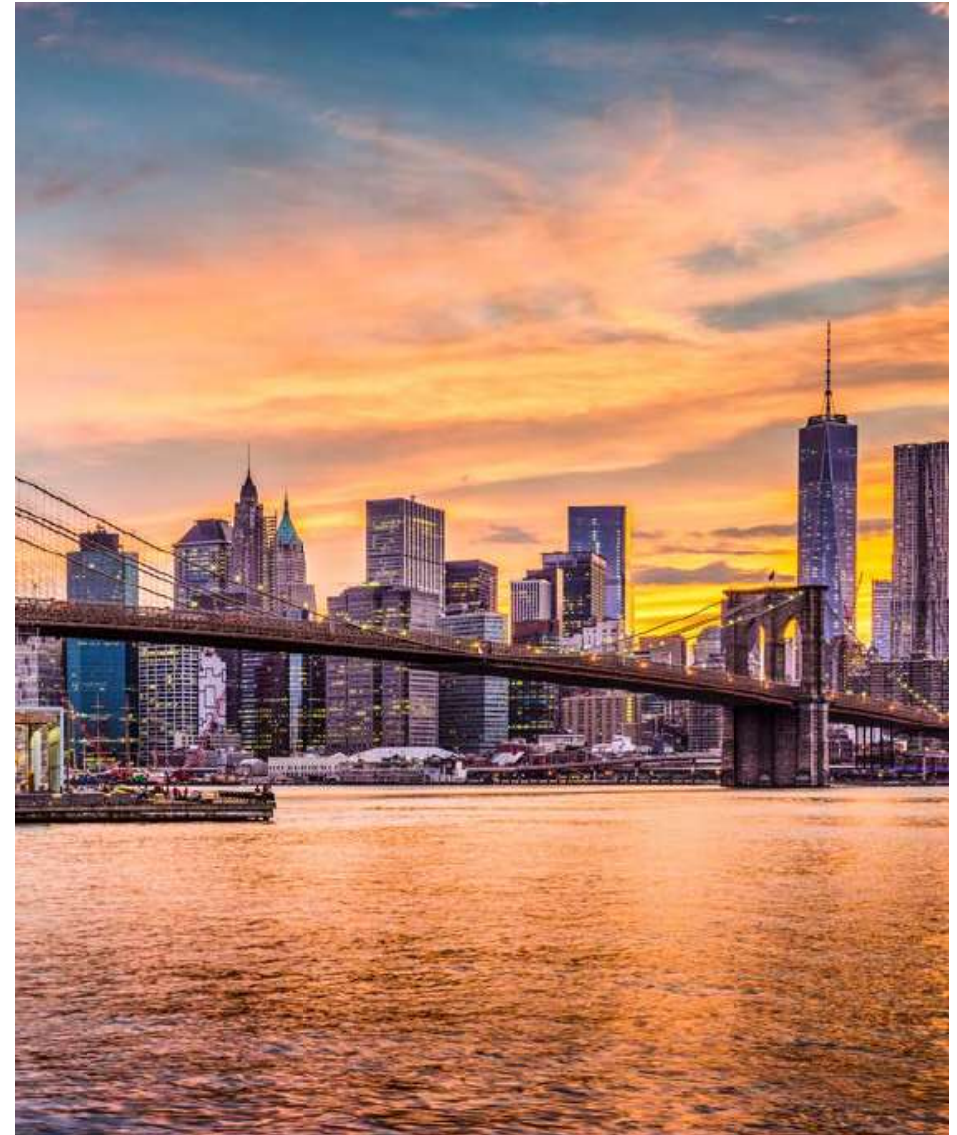
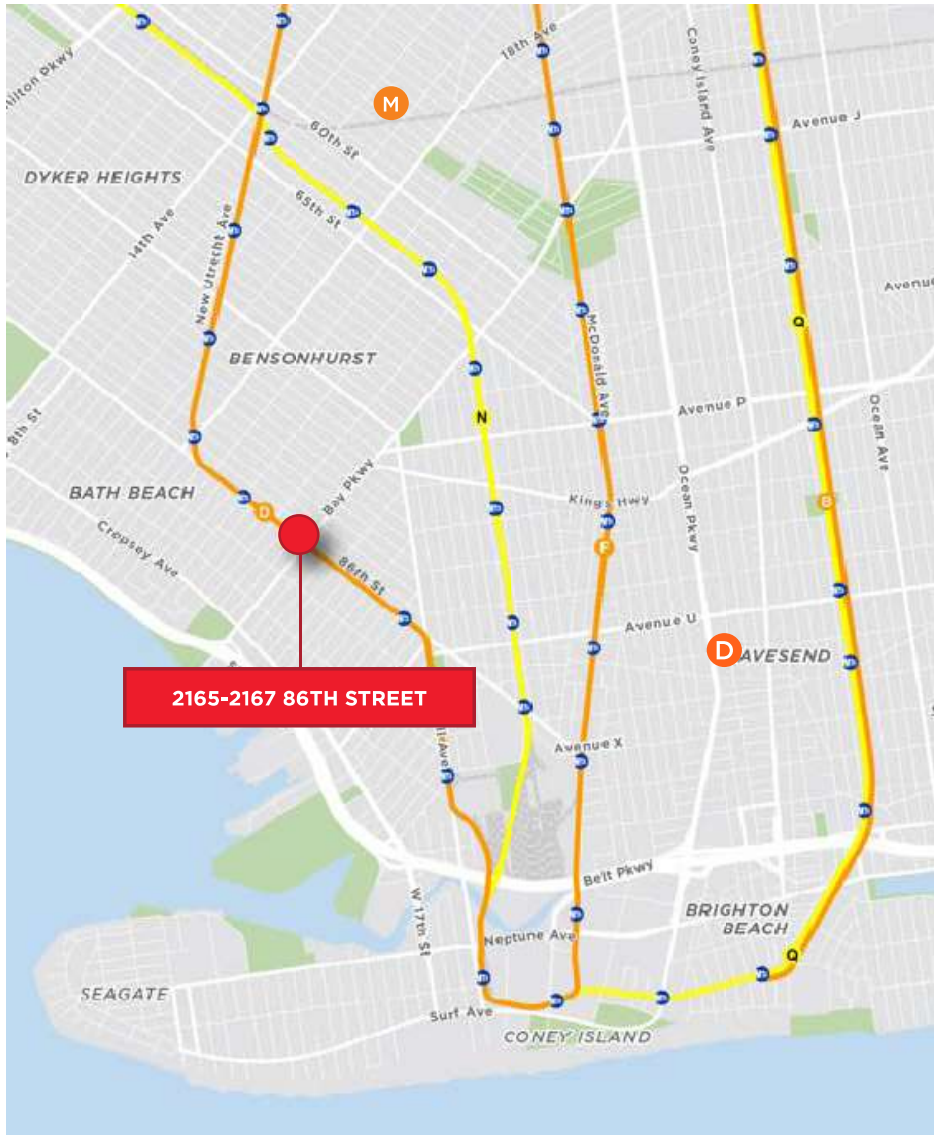
# RETAIL MAP

## SITE LOCATION

The Property is located on 86th Street between 21st Avenue and Bay Parkway in Bensonhurst, Brooklyn. The Property is steps away from the Bay Parkway/86th Street Avenue D Line train station – one of the busiest in Southern Brooklyn. The D Line train runs from Coney Island (home of the world famous amusement park) at the southern terminus, just two stops from the Property, through Downtown Brooklyn, Manhattan and ultimately ending in the Bronx to the north. 86th Street is the primary retail and commercial corridor in the area with tremendous foot traffic. Neighboring tenants in the immediate area include Bank of America, Chipotle, Chase Bank, Valley Bank, Citibank, McDonald's, Starbucks, Footlocker, GAP, Cater's/Oshkosh, AT&T, Verizon, GameStop, and CVS, among numerous other national and local clothing stores, boutiques, and restaurants.



## TRANSPORTATION MAP



**FOR SALE**

**2165-2167 86<sup>TH</sup> STREET,**

**BENSONHURST, BROOKLYN, NY 11214**

FOR ADDITIONAL INFORMATION OR TO ARRANGE A TOUR  
PLEASE CONTACT EXCLUSIVE BROKER:

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