

TRI STATE COMMERCIAL®



**FOR SALE**

3,672 SF COMMERCIAL BUILDING WITH STRONG INCOME POTENTIAL

# 2172 Flatbush Avenue

Brooklyn, NY 11234

Between Quentin Road & Avenue R

SHLOMI BAGDADI  
212.433.3355 x101  
sb@tristatecr.com

RICHARD BABECK  
212.433.3355 x119  
richard.b@tristatecr.com

**TSC.**

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

2172 Flatbush Avenue presents a compelling 3,672 SF commercial investment opportunity in Brooklyn, NY, featuring a two-story building with a cellar and two commercial units that offer flexibility for a variety of business uses. Each unit has previously commanded strong rents independently, with Unit 1 generating approximately \$6,000 per month and Unit 2 approximately \$4,000 per month, indicating a combined income potential of nearly \$120,000 annually at full occupancy. The property is delivered move-in ready and in clean condition, with a second-generation restaurant and bar buildout, glass storefront, convenient ground-floor access, and excellent signage opportunity along the high-visibility Flatbush Avenue corridor. Well-suited for retail, restaurant, office, medical, salon/spa, or personal service uses, the property offers strong income potential and flexibility in a densely populated, well-trafficked Brooklyn neighborhood.

### LOCATION OVERVIEW

Ideally situated between Quentin Road and Avenue R, 2172 Flatbush Avenue is located in the heart of the Flatlands/ Marine Park submarket, one of Brooklyn's most desirable and well-connected neighborhoods. The property benefits from excellent street frontage, strong visibility, and heavy vehicle traffic along Flatbush Avenue, a major commercial corridor near the Kings Plaza retail corridor. Surrounded by a dense residential population and national retailers with strong co-tenancy, the location offers a built-in customer base and complementary business synergy. Just steps from major subway and bus lines, and with easy access to highways and bridges, this property is a highly desirable destination for both commercial tenants and long-term investors.

|                     |                                                          |
|---------------------|----------------------------------------------------------|
| Address             | 2172 Flatbush Avenue,<br>Brooklyn, NY 11234              |
| Location            | Between Quentin Road &<br>Avenue R                       |
| Block/Lot           | 7889 / 162                                               |
| Zoning              | R3-2 / C2-2                                              |
| Lot Dimensions      | 17.5 FT x 100 FT                                         |
| Lot Size            | 1,750 SF                                                 |
| Building Dimensions | 17.5 FT x 68 FT                                          |
| Building Size       | 3,672 SF                                                 |
| Building Class      | K4                                                       |
| Property Type       | 2nd Generation Restaurant &<br>Bar                       |
| Storefront          | Glass Storefront With Ground<br>Floor Access             |
| Ventilation         | Vented With Gas                                          |
| Building Systems    | HVAC System, Sprinklers,<br>Plumbing & 200 AMPS in Place |
| Delivered           | Move-In Ready, Clean Space                               |
| Private Parking     | 2                                                        |
| Outdoor Space       | Backyard                                                 |
| Tax Class           | 4                                                        |
| Taxes (26/27)       | \$181,530                                                |



## 3,672 SF

Building Size

## 2

Commercial Units

## 2 Floors + Cellar

Stories

## 2

Private Parking

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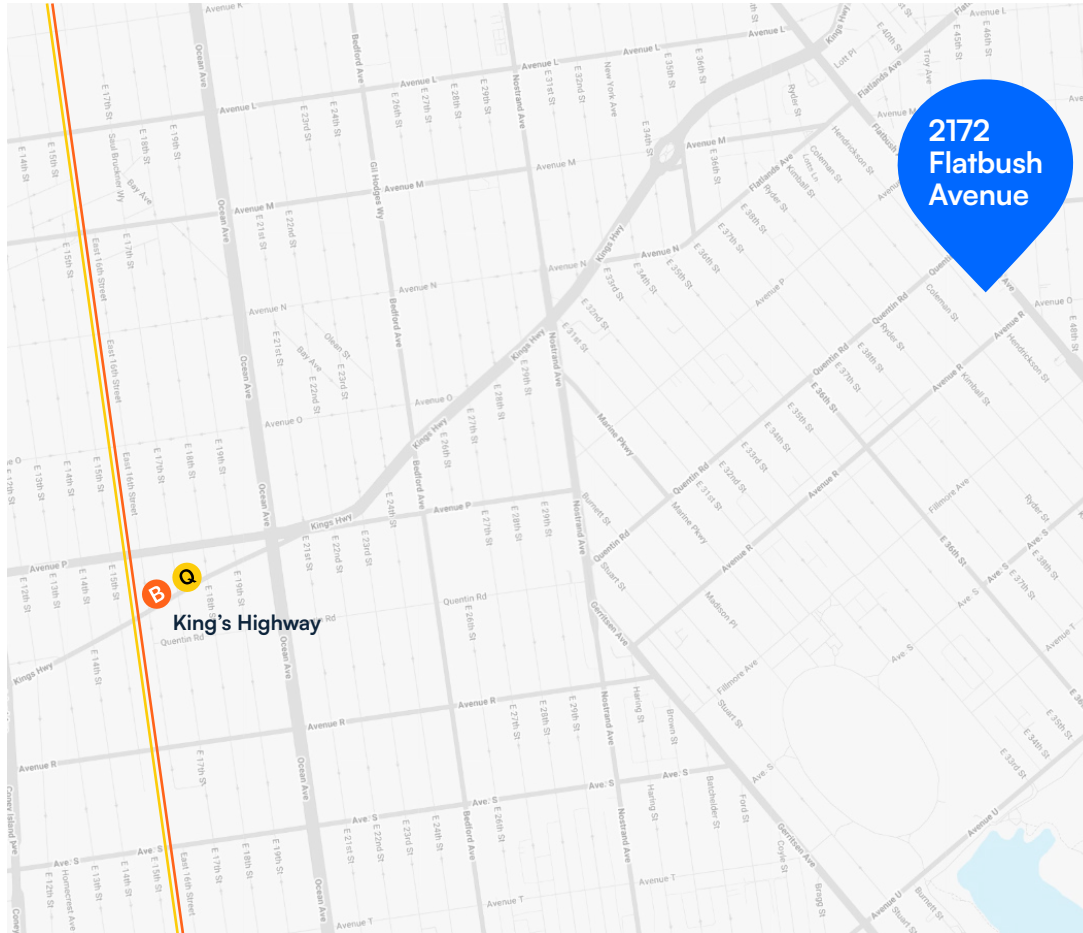
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## TRANSPORTATION AND TAX MAP

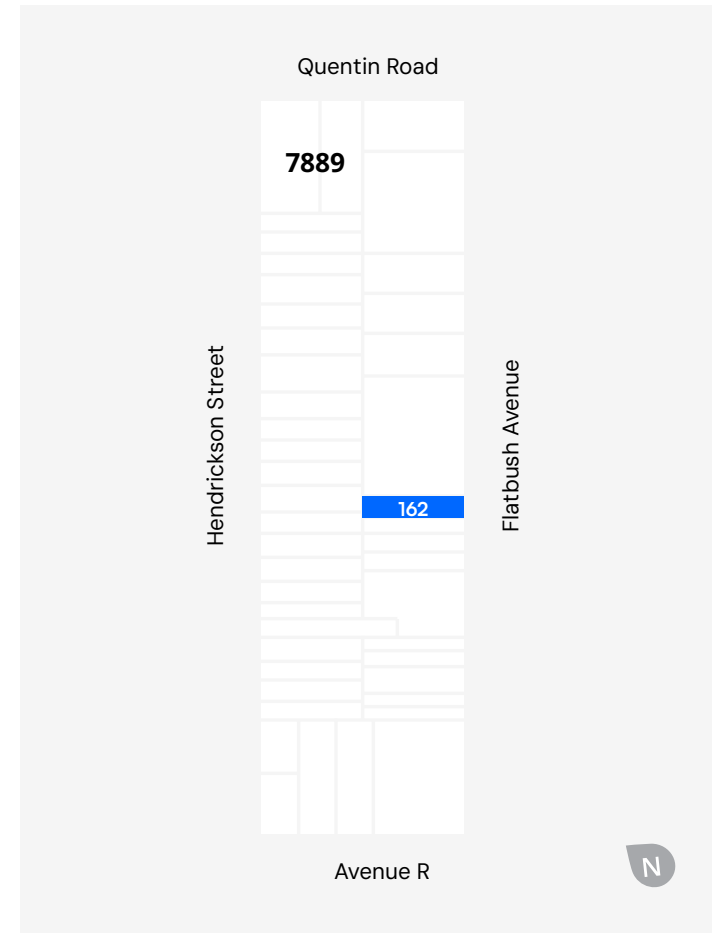
### NEAREST TRANSIT

**B Q** Trains at King's Highway

**B41 B9 Q35 B100 B46** Bus Lines



### TAX MAP



## PROPERTY PHOTOS



Ground Floor



Ground Floor



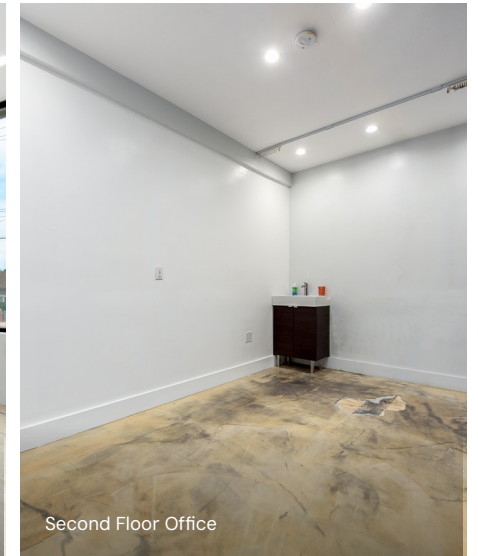
Second Floor Office



Basement



Second Floor Office



Second Floor Office

## EXTERIOR PROPERTY RENDERINGS



## GROUND FLOOR PROPERTY RENDERINGS



Clothing Retail Store



Restaurant



Hair Salon



Spa

## SECOND FLOOR PROPERTY RENDERINGS



Work Office



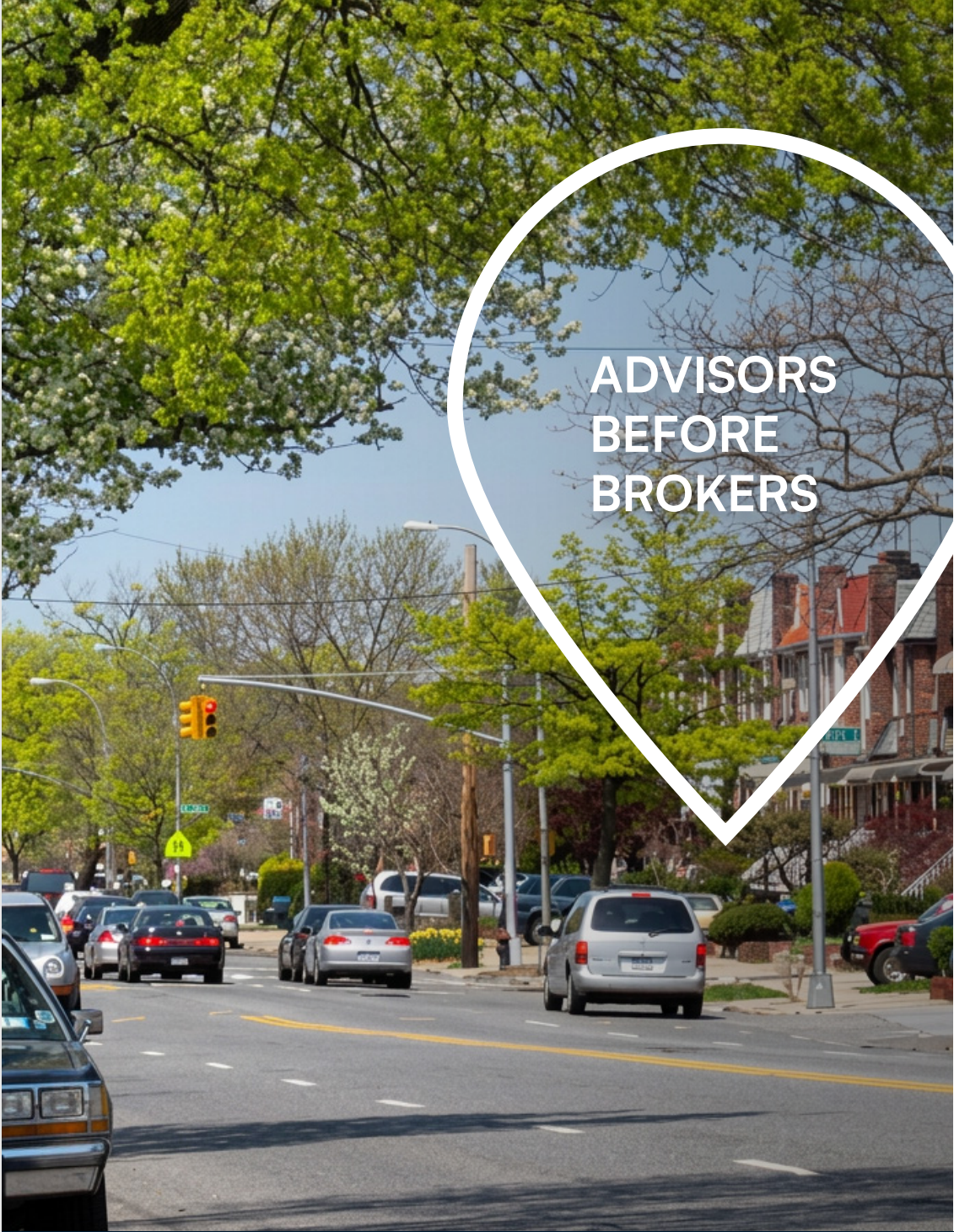
Medical Office



Nail Salon



Clothing Tailer



## ADVISORS BEFORE BROKERS

### LOCATION OVERVIEW

#### MARINE PARK

Marine Park offers a balanced blend of established residential neighborhoods, waterfront recreation, and neighborhood-serving retail. Flatbush Avenue serves as the area's primary commercial corridor, featuring a mix of local restaurants, national retailers, grocery stores, and everyday services that cater to the surrounding community. With convenient access to major roadways, public transportation, and one of Brooklyn's largest public parks, the neighborhood provides steady activity and strong visibility for businesses. Known for its suburban feel, recreational amenities, and long-standing residential base, Marine Park continues to attract families, professionals, and retailers seeking stability and long-term growth.

#### POINTS OF INTEREST

- Marine Park
- Salt Marsh Nature Center
- Kings Plaza Shopping Center
- Floyd Bennett Field

#### DEMOGRAPHICS

*Within a one-mile radius of the property*

**29,429**

Total Households

**83,948**

People

**\$126,352**

Avg Household Income

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**3,672 SF**

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**For More Information Call: 212.433.3355**

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