

2364

FLATBUSH AVENUE

MARINE PARK | BROOKLYN, NY 11234

FOR SALE

MULTI-TENANT COMMERCIAL INVESTMENT
4,800 SF AIR RIGHTS REMAINING
C8-1 ZONING | 120 FT FLATBUSH FRONTAGE

2 TENANTS IN PLACE | 5 PARKING SPACES | FREE & CLEAR



PROPERTY HIGHLIGHTS

2 TENANTS IN PLACE | FURNITURE TO GO & AUTO SPORT

7,180 SF

BUILDING SIZE

12,000 SF

LOT SIZE (120 × 100)

C8-1

ZONING

1931

YEAR BUILT

20 FT

ROOF HEIGHT

5 SPACES

ON-SITE PARKING

4,800 SF

AIR RIGHTS REMAINING

\$2,500,000

ASKING PRICE



PERMITTED USES — C8-1 ZONING

C8 districts permit automotive, heavy commercial, and a broad range of uses not allowed in lighter commercial zones.

AUTOMOTIVE REPAIR & BODY SHOP

AUTOMOBILE SHOWROOM / CAR SALES

WAREHOUSE & DISTRIBUTION

GAS STATION / CAR WASH

PROFESSIONAL & MEDICAL OFFICES

RETAIL / SHOWROOM (GROUND FLOOR)

CONTRACTOR STORAGE & OPERATIONS

COMMUNITY FACILITY USES

AIR RIGHTS OPPORTUNITY

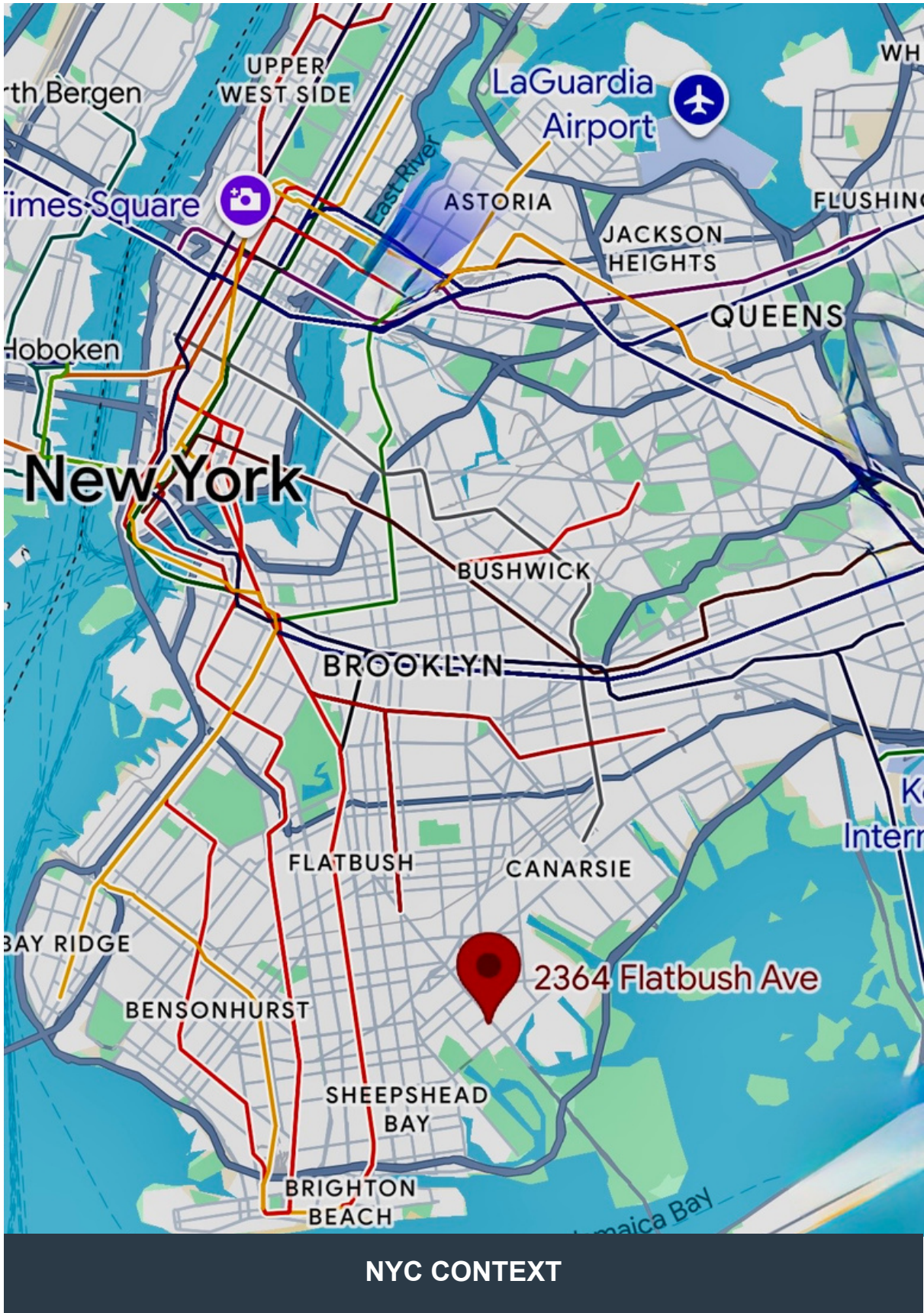
Current FAR 0.60 vs. maximum commercial FAR 1.0 — approximately 4,800 SF of additional buildable area remains on a 12,000 SF lot. Buyer may expand the existing footprint or leverage unused air rights.



MARINE PARK, BROOKLYN

120 ft on Flatbush Avenue | Walk Score 93 | Transit Score 78 | ~32,000 vehicles/day

LOCATION & ACCESS



B/Q SUBWAY

1.67 mi — Manhattan

JFK INTL

~19 min via Belt Pkwy

BELT PARKWAY

Direct — southern BK

WALK SCORE

93 / 100

TRANSIT SCORE

78 / 100

DAILY TRAFFIC

~32,000 vehicles/day

PROPERTY DETAILS

Address	2364 Flatbush Avenue, Brooklyn, NY 11234
Neighborhood	Marine Park, Brooklyn
Block / Lot	Block 8528, Lot 48
Building Size	7,180 SF
Lot Size	12,000 SF (120 ft × 100 ft)
Year Built	1931
Roof Height	20 ft
Zoning	C8-1 — Commercial / Automotive
Frontage	120 ft on Flatbush Avenue
Parking	5 Surface Spaces On-Site
Current FAR	0.60 Max FAR 1.0 4,800 SF Air Rights
Tenants	Furniture to Go Auto Sport
Real Estate Taxes	\$62,319 (2026/27)
Mortgage	None — Free & Clear
FEMA Zone	Zone X — Minimal Risk
Delivery	Subject to Existing Tenancies

THE CASE FOR 2364 FLATBUSH

PRIME FLATBUSH CORRIDOR

120 ft of frontage on one of Brooklyn's highest-traffic commercial arteries. ~32,000 vehicles per day, Walk Score 93, Transit Score 78.

FREE & CLEAR — NO MORTGAGE

Clean title with no financing encumbrance. Straightforward acquisition for cash or financed buyers.

INCOME IN PLACE

Two tenants in place — Furniture to Go and Auto Sport. Immediate income from day one of ownership.

AIR RIGHTS & EXPANSION UPSIDE

4,800 SF of additional buildable area remaining under C8-1 FAR 1.0. Buyer can expand footprint or sell unused air rights.



FOR MORE INFORMATION

CONTACT EXCLUSIVE BROKER

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All dimensions and details are approximate and subject to verification by prospective purchasers.