

Property For Sale

25 101st Ave

25 101st Ave Brooklyn, NY 11208



For More Information:

**Steven Llorens**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
917.830.7091  
steven.llorens@elliman.com

**Andreas Nakos**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
917.886.6918  
andreas.nakos@elliman.com

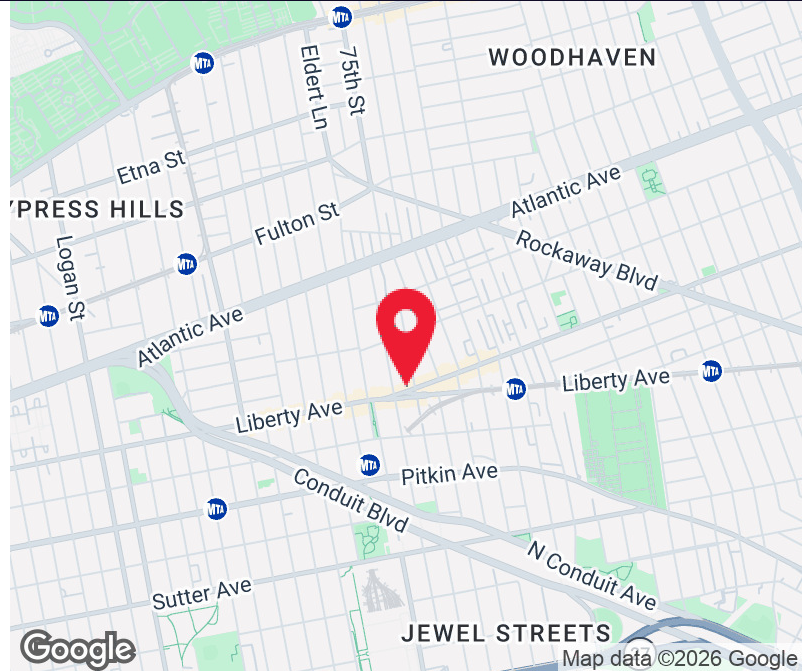
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 650 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.868.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Mixed Use Property For Sale

## 25 101st Ave Brooklyn, NY 11208



### Offering Summary

<b>Sale Price:</b>	\$1,250,000
<b>Building Size:</b>	2,268 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	1,759 SF
<b>Number of Units:</b>	2
<b>Price / SF:</b>	\$551.15
<b>Year Built:</b>	1920
<b>Zoning:</b>	R5, C1-2
<b>Market:</b>	Brooklyn
<b>Submarket:</b>	East New York

### Property Overview

Mixed-use building located at 25 101st Avenue in Brooklyn, offered for sale individually or as part of a package with the adjacent 29 101st Avenue. The property features a ground-floor commercial unit and one 2-bedroom residential apartment.

Current rents are below market, presenting a clear value-add opportunity through lease-up and repositioning. Ideal for investors seeking stable in-place income with upside potential. Income/expense sheet is attached to the listing.

### Property Highlights

- 2,268 SF building
- 2 units
- Built in 1920
- Zoned R5, C1-2
- Prime Brooklyn location

For More Information:

**Steven Llorens**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
917.830.7091  
steven.llorens@elliman.com

**Andreas Nakos**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
917.886.6918  
andreas.nakos@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, L.L.C. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Mixed Use Property For Sale

## 25 101st Ave Brooklyn, NY 11208



For More Information:

**Steven Llorens**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
917.830.7091  
steven.llorens@elliman.com

**Andreas Nakos**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
917.886.6918  
andreas.nakos@elliman.com

 **Douglas Elliman**  
Commercial

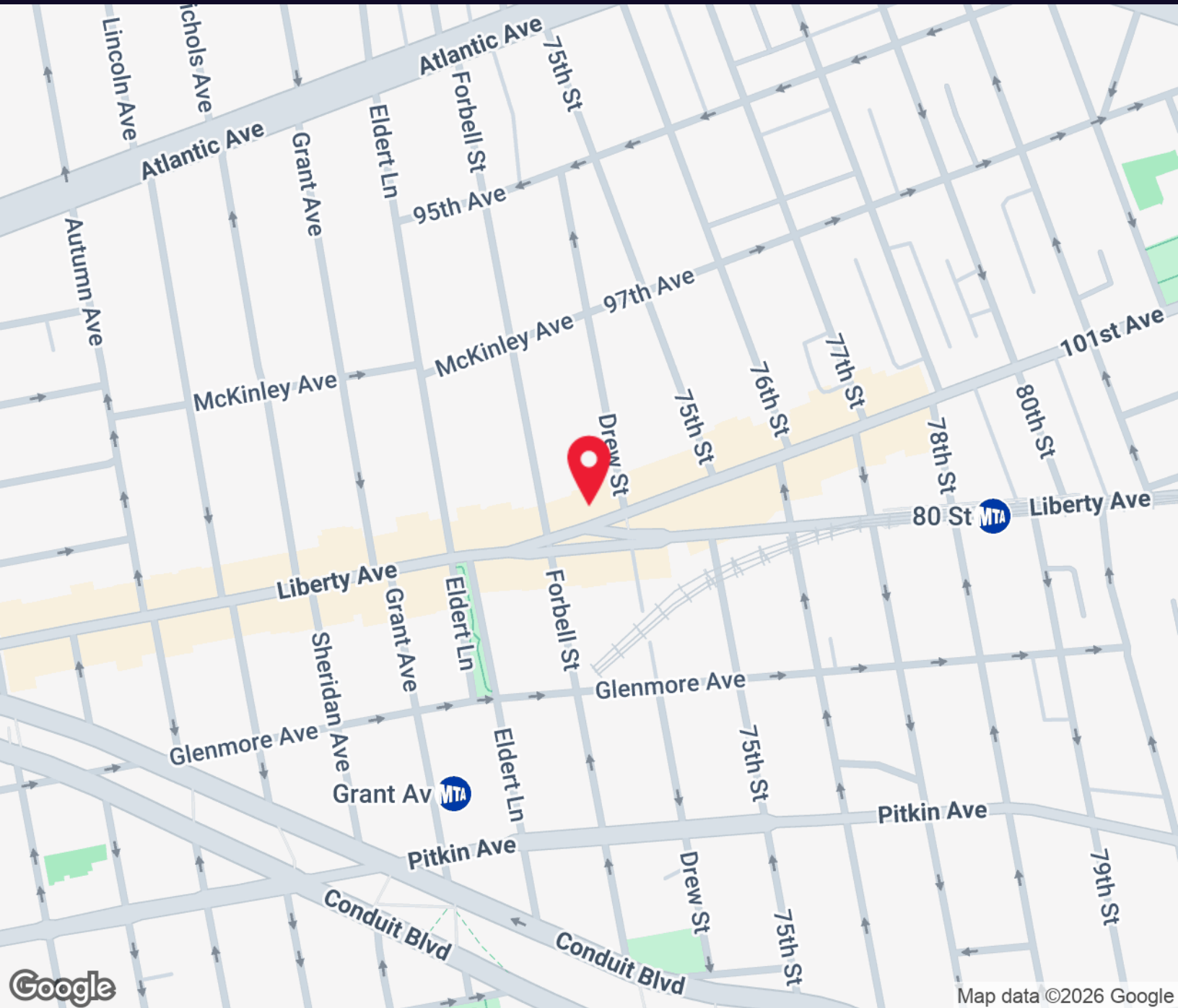
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITH-TOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Mixed Use Property For Sale

## 25 101st Ave Brooklyn, NY 11208



For More Information:

**Steven Llorens**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
917.830.7091  
steven.llorens@elliman.com

**Andreas Nakos**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
917.886.6918  
andreas.nakos@elliman.com

 **Douglas Elliman**  
Commercial

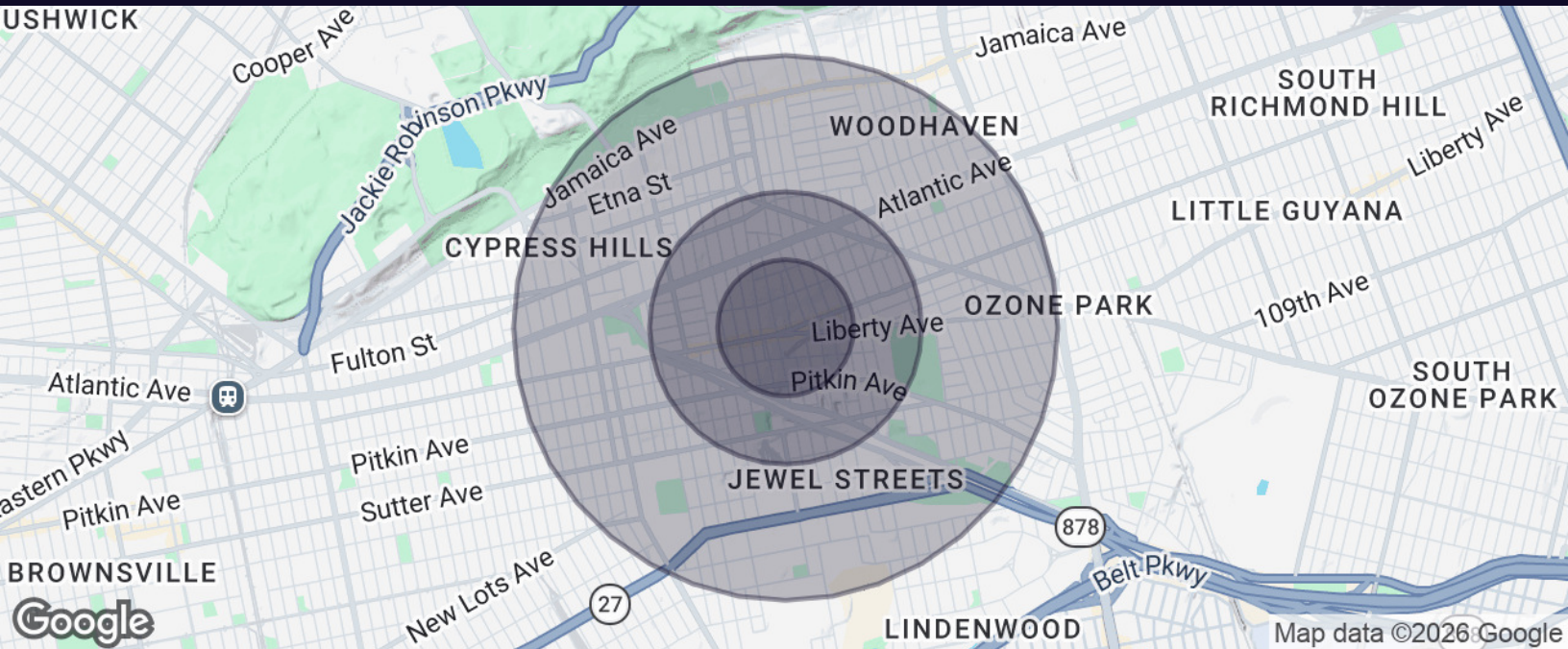
[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



# Mixed Use Property For Sale

## 25 101st Ave Brooklyn, NY 11208



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	11,675	38,266	137,008
Average Age	36.6	37.1	36.9
Average Age (Male)	37.9	37.1	35.1
Average Age (Female)	34.8	36.9	38.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	2,820	11,112	41,962
# of Persons per HH	4.1	3.4	3.3
Average HH Income	\$120,039	\$99,721	\$92,121
Average House Value	\$719,669	\$710,597	\$701,431

For More Information:

**Steven Llorens**

Licensed Associate Real Estate Broker  
Douglas Elliman Commercial - Long Island  
917.830.7091  
steven.llorens@elliman.com

**Andreas Nakos**

Licensed Real Estate Salesperson  
Douglas Elliman Commercial - Long Island  
917.886.6918  
andreas.nakos@elliman.com



[WWW.ELLIMANCOMMERCIAL.COM](http://WWW.ELLIMANCOMMERCIAL.COM)

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405 © 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.

## WE ARE COMMERCIAL REAL ESTATE

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all of your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions.

For More Information:

**Steven Llorens**

Licensed Associate Real Estate Broker  
917.830.7091  
steven.llorens@elliman.com

**Andreas Nakos**

Licensed Real Estate Salesperson  
917.886.6918  
andreas.nakos@elliman.com

Office: 631.858.2405  
Fax: 631.543.0851  
550 Smithtown Bypass  
Smithtown, NY 11787