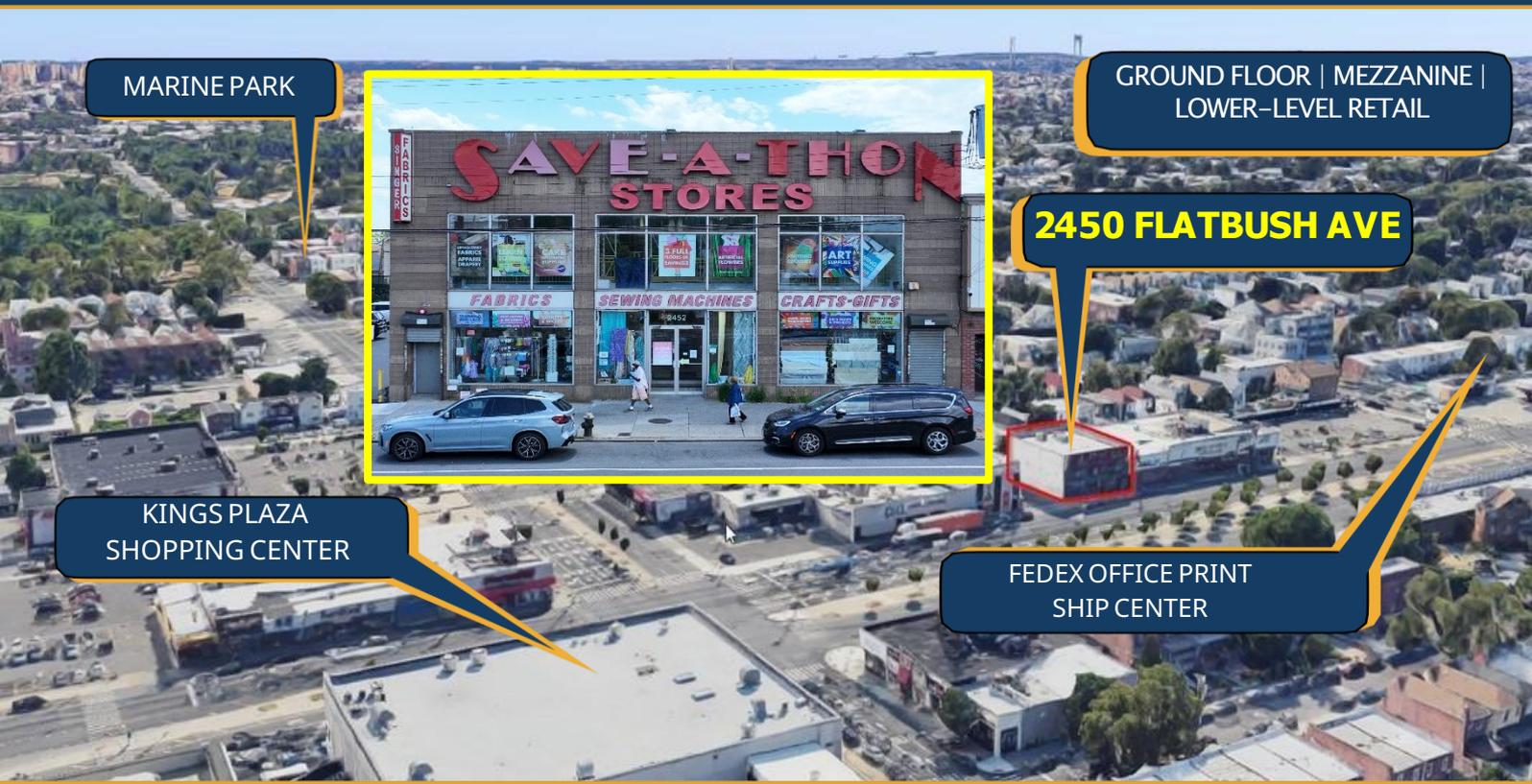


EXCLUSIVE
OPPORTUNITY

HOME TO SAVE-A-THON STORES FOR OVER 20 YEARS

Prime Retail Across From Kings Plaza
60' RETAIL FRONTAGE | 15,300 TOTAL SF



MARINE PARK

GROUND FLOOR | MEZZANINE |
LOWER-LEVEL RETAIL

2450 FLATBUSH AVE

KINGS PLAZA
SHOPPING CENTER

FEDEX OFFICE PRINT
SHIP CENTER



NEIGHBORING RETAILERS INCLUDE: Kings Plaza Shopping Center, Primark, Zara, Macys, Sephora, Victoria's Secret, Bob's Discount Furniture, Raymour & Flanigan, 7 Eleven & More

JACK COHEN | OFFICE: (718) 971-1675 | CELL: (917) 533-8905

2450 FLATBUSH AVE
 BROOKLYN N.Y.
 11234 MARINE PARK



PROPERTY HIGHLIGHTS

The property consists of a 15,300 square foot retail building situated on a 6,000 square foot lot along Flatbush Avenue in Brooklyn. The building includes a ground floor, mezzanine level, and lower level, all of which were utilized as retail selling space by Save-A-Thon Stores for over 20 years. The property is located directly across from Kings Plaza Shopping Center, one of Brooklyn’s most prominent retail destinations, and benefits from strong visibility along Flatbush Avenue.

PROPERTY DESCRIPTION

BOROUGH	BROOKLYN
NEIGHBORHOOD	MARINE PARK
DESCRIPTION	RETAIL
YEAR BUILT	1987
BLOCK AND LOT	08542-0060
LOT / BUILT DIMENSIONS	60' x 100' / 60' x 100'
STORIES	2
GROSS SQUARE FOOT	15,300 SF
LOT SQUARE FOOT	6,000 SF
TAX CLASS	4
FLOOR AREA RATIO/ALLOWED	2.0 / 2.4
ZONING	C8-1
DOB VIOLATIONS	1
ECB VIOLATIONS	0
HPD VIOLATIONS	0

EXPENSES

REAL ESTATE TAX (2025/2026)	\$125,187.00
INSURANCE	\$7,000
TOTAL EXPENSES	\$132,187.00

PRICING METRICS

PRICE PER SQUARE FOOT	\$327
-----------------------	-------

2450 FLATBUSH AVE
 BROOKLYN N.Y.
 11234 MARINE PARK

BUILDING AREA SUMMARY (DELIVERED VACANT)

LEVEL	STATUS	SQUARE FOOTAGE
GROUND FLOOR RETAIL	VACANT	4,800 SF
Mezzanine Retail	VACANT	4,500 SF
Lower-level Retail	VACANT	6,000 SF
TOTAL BUILDING AREA	DELIVERED VACANT	15,300 SF

***Previously utilized as full retail selling space by Save-A-Thon Stores for over 20 years at this location across from Kings Plaza. Lower-level functions as a full selling floor and is included in the total retail square footage.*



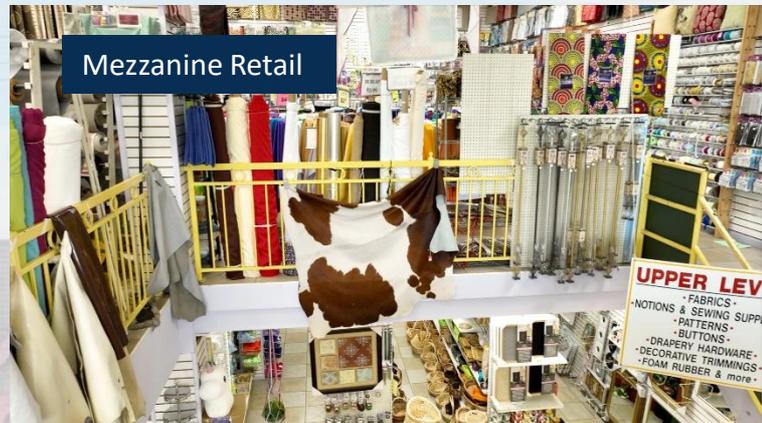
2450 FLATBUSH AVE
BROOKLYN N.Y.
11234 MARINE PARK

PROPERTY VIEW

Property Exterior



Mezzanine Retail



Property Exterior and Neighbor Buildings



Ground Floor Retail



Flatbush Avenue

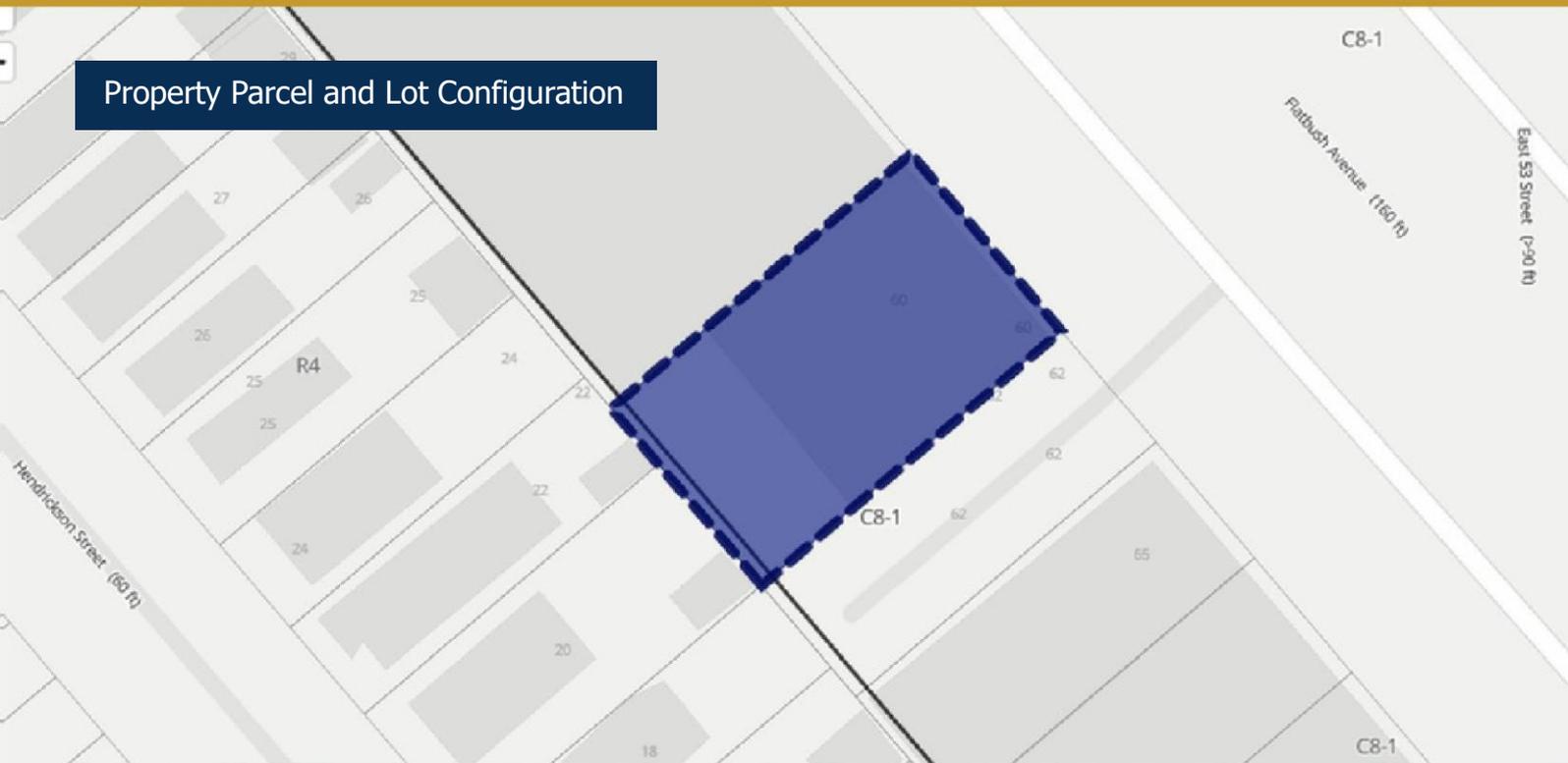


Lower-level Retail

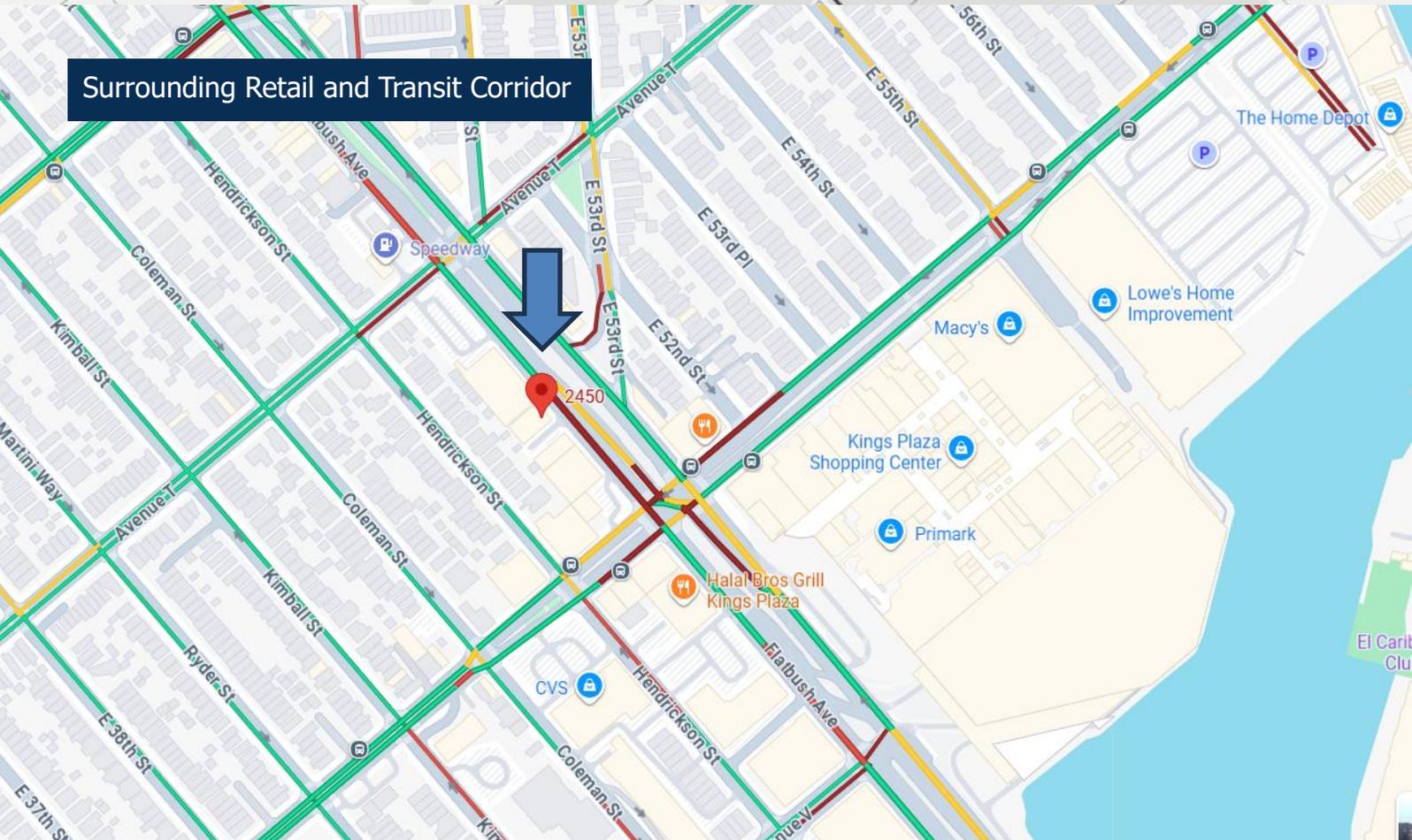


2450 FLATBUSH AVE
BROOKLYN N.Y.
11234 MARINE PARK

Property Parcel and Lot Configuration



Surrounding Retail and Transit Corridor





JACK A. COHEN
Chief Executive Officer

OFFICE: (718) 971-1675

CELL: (917) 533-8905

JACK@JACOHENGROUP.COM

WWW.JACOHENGROUP.COM

LOCATED AT THE VENETIAN CONDOMINIUMS;
431 AVENUE P, BROOKLYN, NY 11230

Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, no express representation is made nor is any implied as to the accuracy thereof and is subject to error, omissions, change of price, rental or other conditions, prior sale, rental, or financing or withdrawal without notice. No warranties or representations are made as in the condition of the property of any hazards contained therein nor are any implied. Rendering pictured in offering materials is not specifically approved for referenced development site. Buildable square footage is subject to verification by purchaser's own architect and/or zoning attorney.