



5013 Avenue D

5013 Avenue D, Brooklyn, NY 11203



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5013 Avenue D

\$550,000

Prime Retail Opportunity – 5013 Avenue D, East Flatbush

Unlock the potential of this versatile one-story retail building perfectly positioned in the heart of East Flatbush, Brooklyn. Constructed in 1931 with durable masonry, the property offers 1,550 SF of adaptable commercial space, ideal for retail, office, or service-based businesses.

Set on a 2,000 SF lot (20' x 100'), the building extends 20' x 82' with a 12-foot roof height, providing an open and flexible interior. Zoned R4 with a C1-2 commercial overlay, the site is well-suited for both owner-users and investors seeking long-term value.

Property...

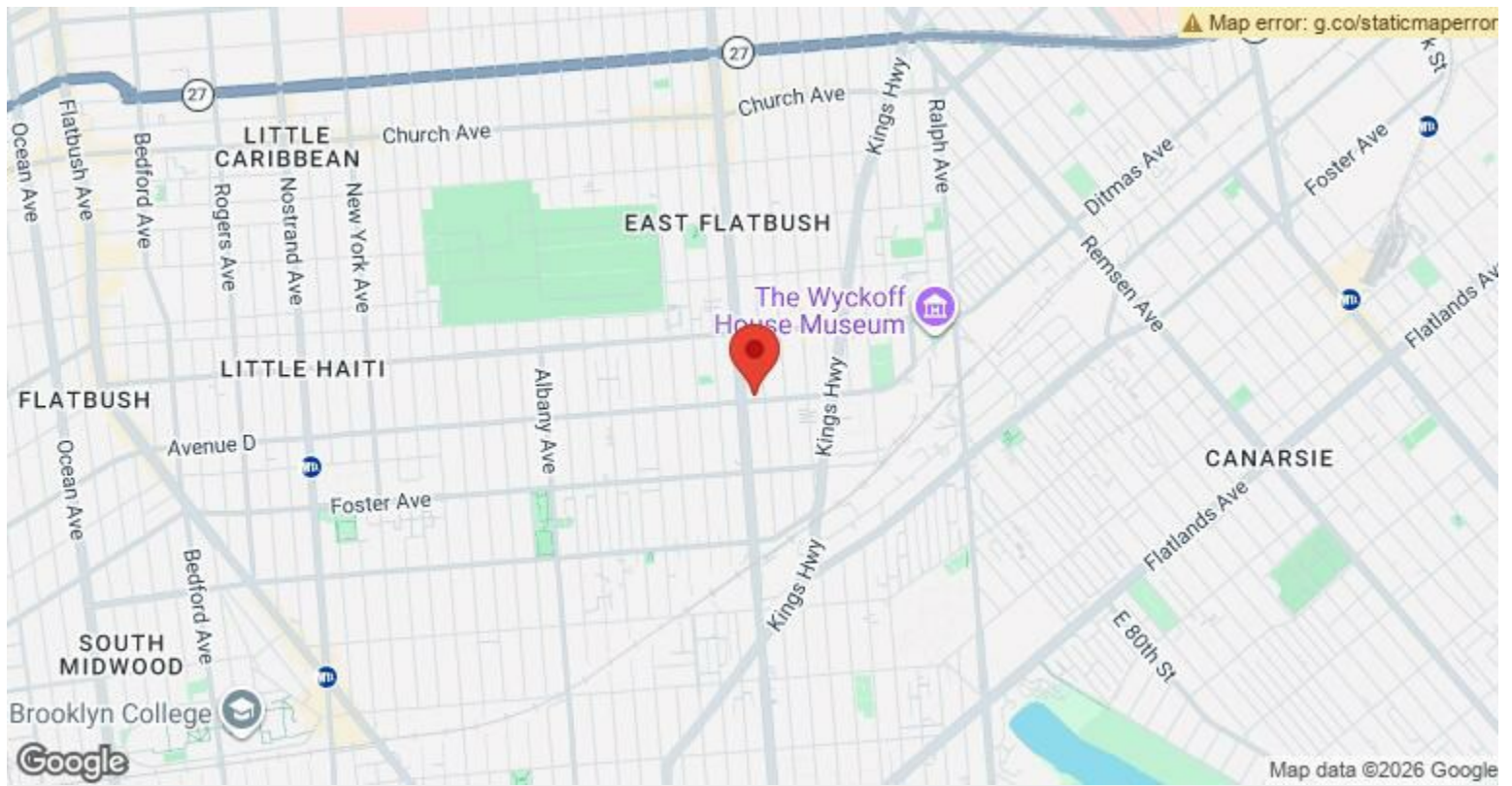
- Prime East Flatbush location near Utica Avenue
- Walk Score of 85 – high pedestrian traffic
- 20-foot street frontage with strong visibility
- High pedestrian traffic and transit access nearby
- Ideal for owner-user or investor repositioning



Price:	\$550,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.05 AC
Gross Building Area:	2,000 SF
No. Stories:	1
Year Built:	1931
Tenancy:	Single
Clear Ceiling Height:	12 FT
Zoning Description:	C1 - 2, R4
APN / Parcel ID:	04771-0043
Walk Score ®:	100 (Exceptionally friendly)
Transit Score ®:	100 (Exceptionally friendly)

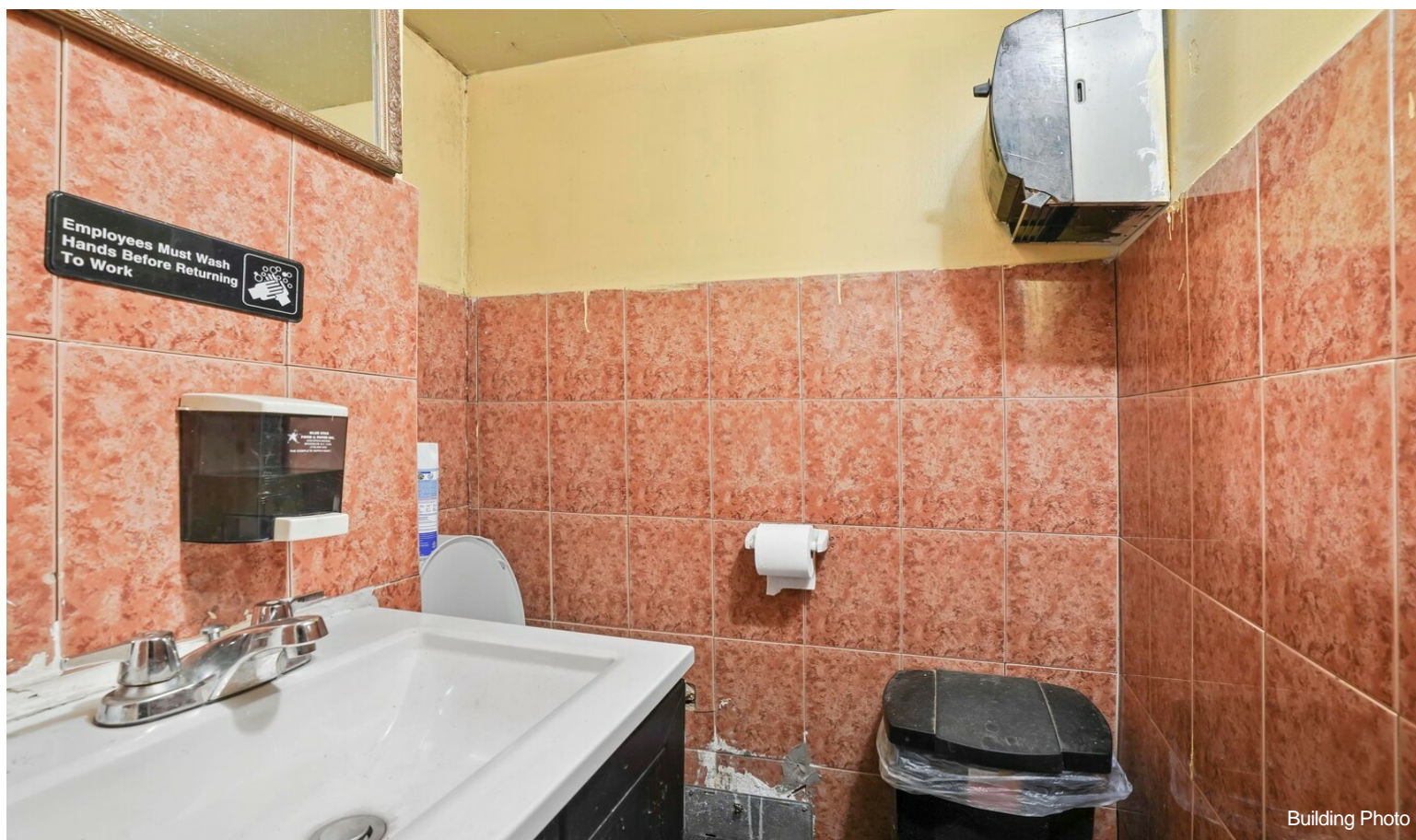
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Joyce's West Indian Restaurant	-	



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Property Photos



Building Photo

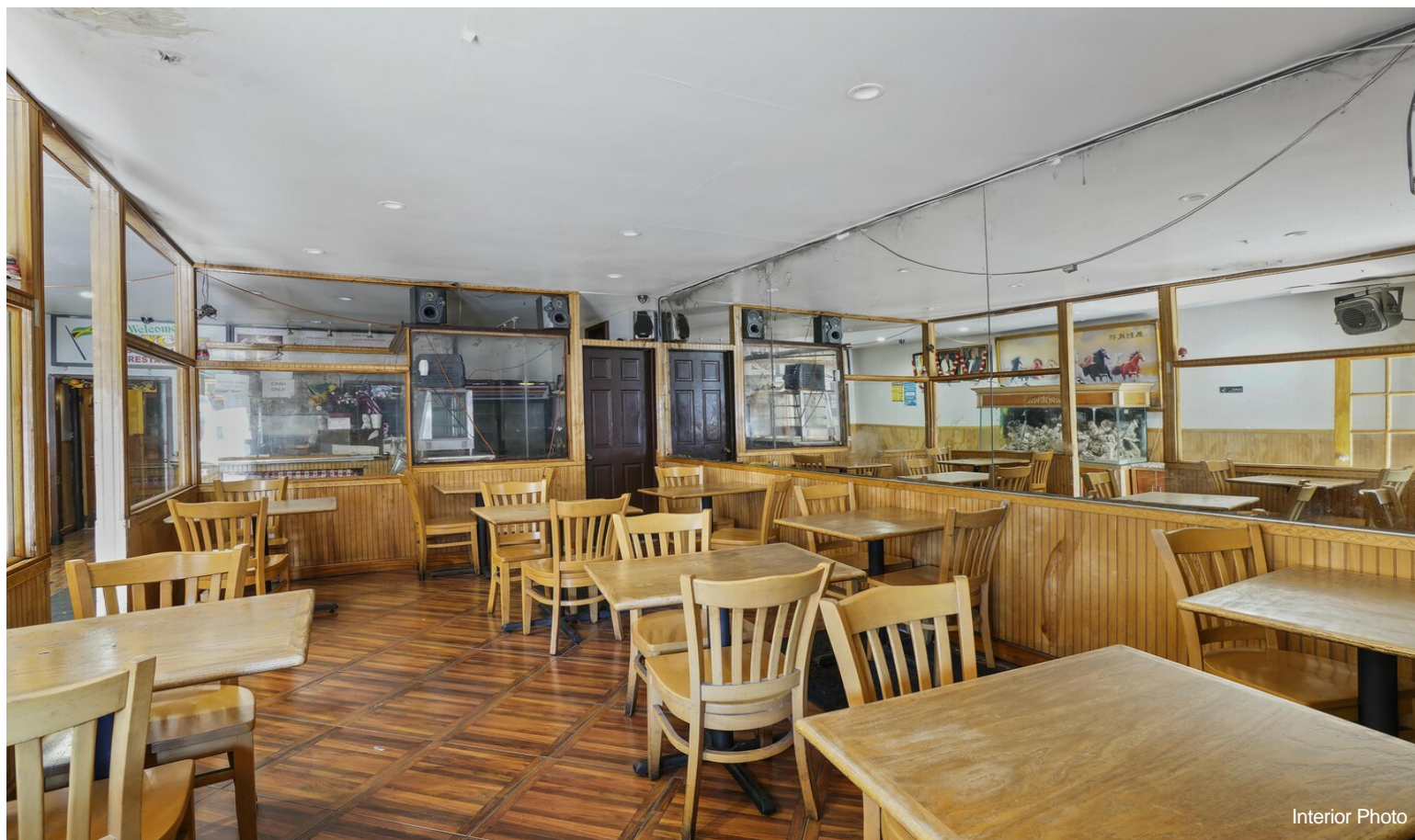


Interior Photo

Property Photos



Interior Photo

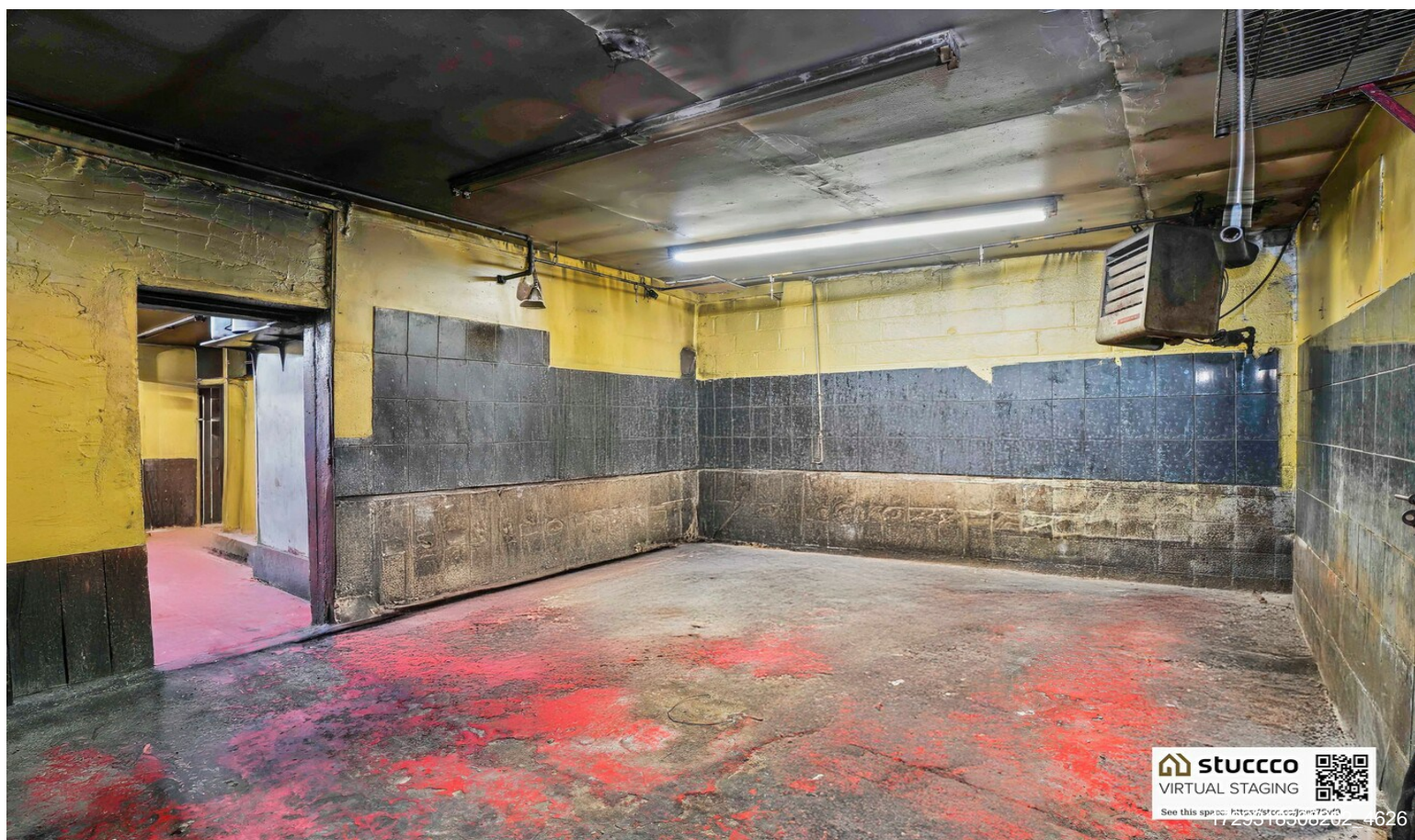


Interior Photo

Property Photos



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 **stucco**
VIRTUAL STAGING
See this space: <https://stucco.com/properties/1729200405814>
4626

Property Photos

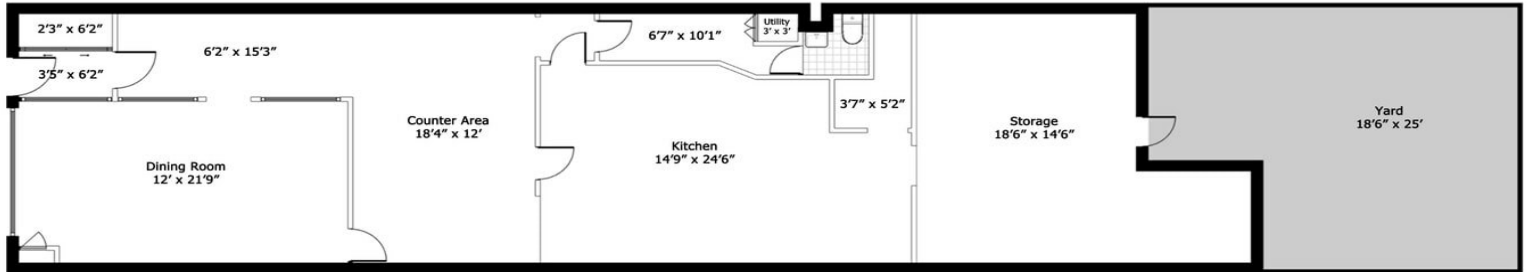


Property Photos



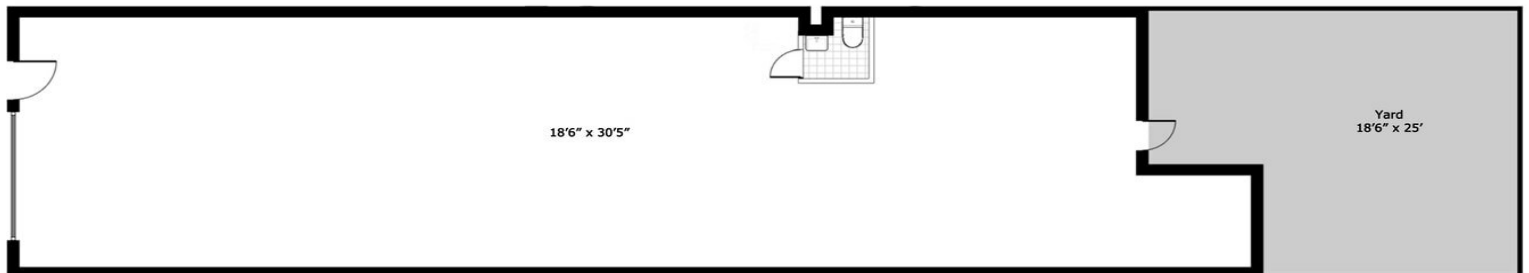
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CARTHAGE CAPITAL GROUP, INC.



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