

TRI STATE COMMERCIAL®

FOR SALE

2,817 SF COMMERCIAL TWO STORY BUILDING
FOR SALE IN GRAVESEND FULLY OCCUPIED

2845 86th Street

Brooklyn, NY 11223

Between West 6th Street & West 7th Street

TSC. **FOR SALE**
Jack Sardar 212.433.3355



\$1,200,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.

PROPERTY SUMMARY

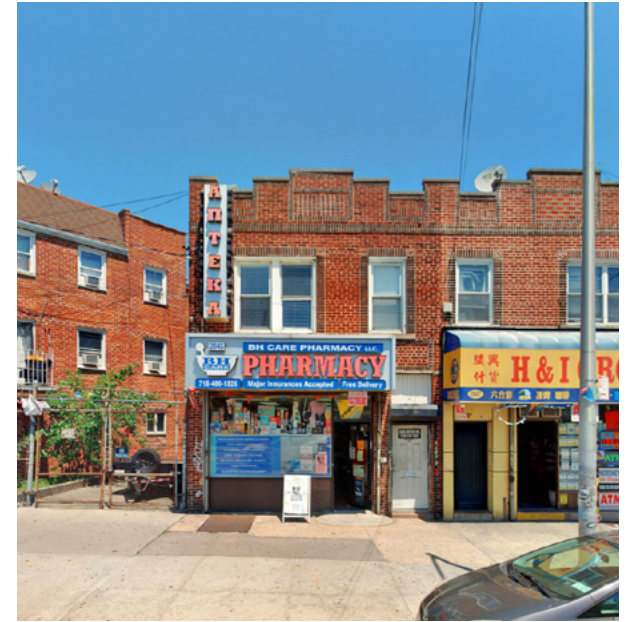
EXECUTIVE SUMMARY

2845 86th Street presents an exceptional fully occupied commercial investment opportunity in the vibrant Gravesend neighborhood of Brooklyn. This two-story retail and office building spans approximately 2,817 square feet, offering a stable income stream for investors seeking a turnkey asset. The property is comprised of ground-floor retail space with excellent street visibility and an upper-level office component, catering to a variety of business uses. With a total building size of 2,817 square feet, this well-maintained asset benefits from strong foot and vehicle traffic along the busy 86th Street corridor.

LOCATION OVERVIEW

Ideally located on bustling 86th Street between 28th Avenue and 29th Avenue, 2845 86th Street sits in the heart of Gravesend, one of South Brooklyn's most active commercial corridors. The property enjoys exceptional foot and vehicle traffic, surrounded by a vibrant mix of national retailers, local shops, restaurants, and professional offices. This prime location offers strong visibility and accessibility, with nearby access to the 86th Street subway station and multiple bus lines, connecting easily to surrounding neighborhoods. Major nearby tenants include Dunkin', Walgreens, TD Bank, and NetCost Market, reinforcing the area's position as a thriving retail and business hub ideal for both commercial tenants and long-term investors.

Address	2845 86th Street, Brooklyn, NY 11223
Location	Between West 6th Street & West 7th Street
Block/Lot	7144 / 51
Zoning	R5 / C1-2
Lot Dimensions	20 FT x 100 FT
Lot Size	2,000 SF
Building Dimensions	20 FT x 46.95 FT
Building Size	2,817 SF
Building Class	K4
Stories	2
Occupancy	100%
Delivered	As is



\$1,200,000

Offered At

2,817 SF

Building Size

100%

Occupancy

2

Stories

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

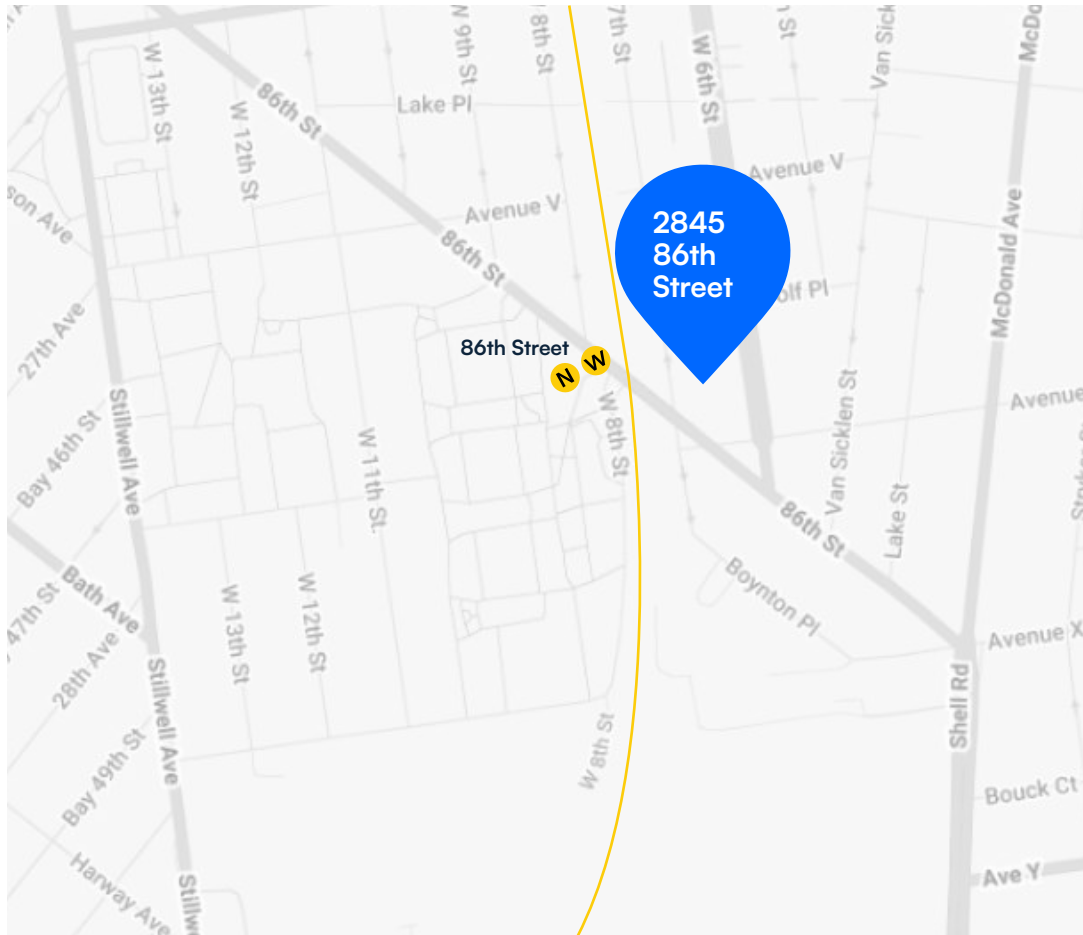
TSC.

TRANSPORTATION AND TAX MAP

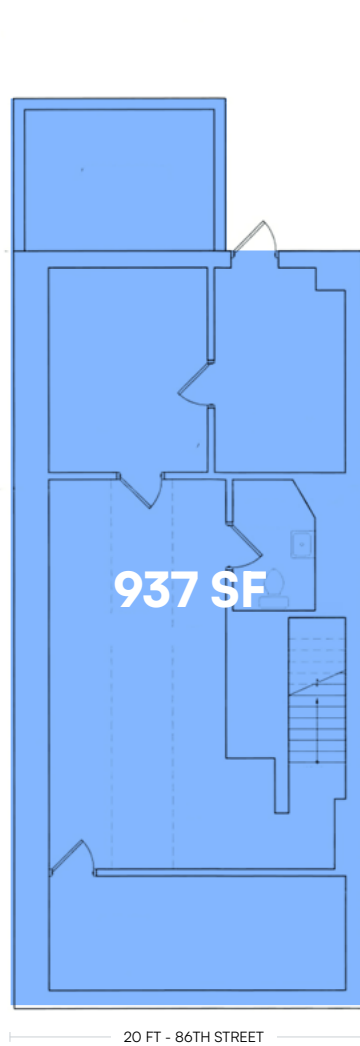
NEAREST TRANSIT

N W Trains at 86th Street

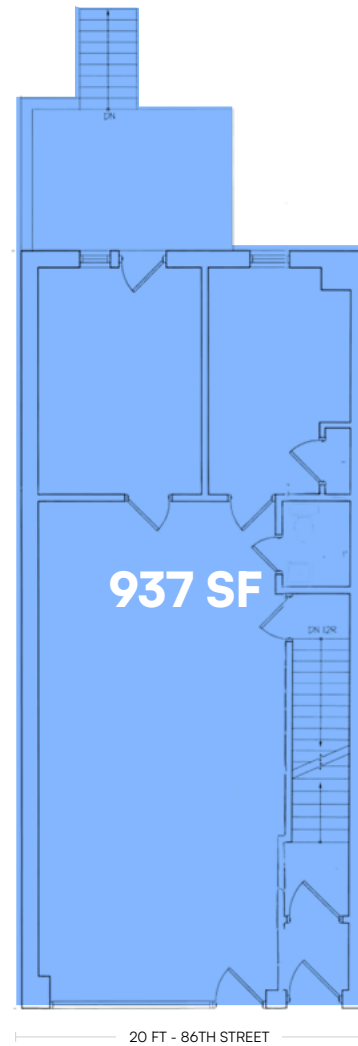
B1 B4 Bus Lines



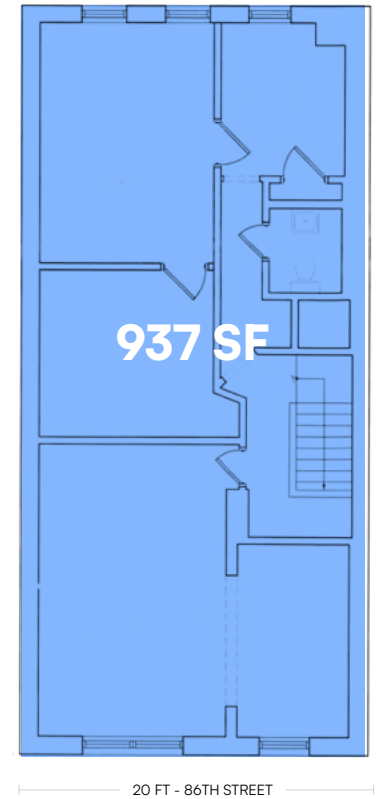
FLOOR PLANS



BASEMENT



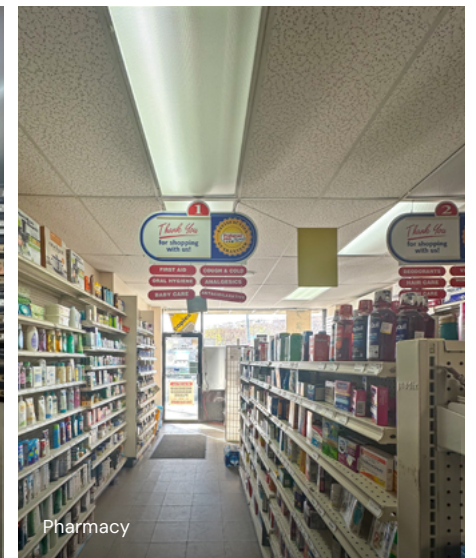
FIRST FLOOR



SECOND FLOOR

All square footages are approximate

PROPERTY PHOTOS



INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN

TENANT	UNIT #	SF	LEASE TERM		ACTUAL BASE RENT			RECOVERIES	
			FROM DATE	TO DATE	PER MONTH	PER YEAR	PER SF	SHARE % OF INCREASE	STARTING BASE YEAR
PHARMACY	RETAIL	1,800	03/01/24	02/28/29	\$4,200	\$50,400	\$28,00	50%	2024
CONSTRUCTION OFFICE	OFFICE A	1,000	09/15/24	09/31/29	\$2,600	\$31,200	\$31,20	50%	2024
TOTALS		2,800			\$6,800	\$81,600	\$29,60	-	-

ACTUAL REVENUES

Actual Base Rent	\$81,600
Misc Property Income	-
TOTAL REVENUES	\$81,600

OPERATING EXPENSES

INSURANCE + TAXES	\$22,350
TOTAL EXPENSES	\$22,350
NET ACTUAL OPERATING INCOME	\$59,250

\$1,200,000 **\$59,250**

Offered At

NOI



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

GRAVESEND

Steeped in tradition and neighborhood character, Gravesend offers a balanced blend of residential charm and bustling commercial activity. The 86th Street corridor serves as one of South Brooklyn's primary retail destinations, lined with popular restaurants, local boutiques, national chains, and professional offices that cater to the area's diverse community. With convenient access to the 86th Street subway station and several major bus routes, the neighborhood provides excellent connectivity and consistent foot traffic. Known for its long-standing local businesses and family-friendly atmosphere, Gravesend continues to appeal to residents, investors, and entrepreneurs seeking a vibrant yet stable Brooklyn setting.

POINTS OF INTEREST

- Coney Island Beach & Boardwalk
- Calvert Vaux Park
- John Dewey High School
- Gravesend Park
- Caesars Bay Shopping Center

DEMOGRAPHICS

Within a one-mile radius of the property

38,810

Total Households

100,795

People

\$56,832

Avg Household Income

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

2845 86TH STREET, BROOKLYN, NY 11223

2,817 SF

TWO STORY BUILDING FOR SALE IN GRAVESEND FULLY OCCUPIED

Between West 6th Street & West 7th Street

For More Information Call: 212.433.3355

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.