

MIXED-USE PROPERTY FOR SALE  
**2066 FLATBUSH AVE**  
Brooklyn, NY 11234



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## PROPERTY DESCRIPTION

2066 Flatbush Ave is a two-story mixed-use property in the Marine Park neighborhood of Brooklyn. It features an 1,800 SF ground-floor retail space leased to Primecare Drug and Surgical Corp., a pharmacy with a new 10-year lease and 3% annual rent increases. The second floor includes two residential apartments, adding additional rental income, and the property also has a fully operational basement. The current owner has invested over \$500,000 in renovations, including new paint, flooring, lighting, a security system, a new roof, and other improvements. Located near Kings Plaza Shopping Center, Brooklyn College, and a mix of residential and commercial developments, the property benefits from steady foot traffic and offers stable cash flow with significant long-term growth potential.

## PROPERTY HIGHLIGHTS

- 1,800 SF ground-floor retail space with a 10-year lease. (3% annual rent increases).
- Fully renovated retail space.
- Fully operational basement providing additional storage and utility space.
- Prime location near Flatbush Ave-Brooklyn College [2,5] subway station.

**\$1,500,000**

Asking Price

**\$474.68**

Price Per Built SF

Cap Rate

7.55%

Projected Cap Rate

8.90%

GRM

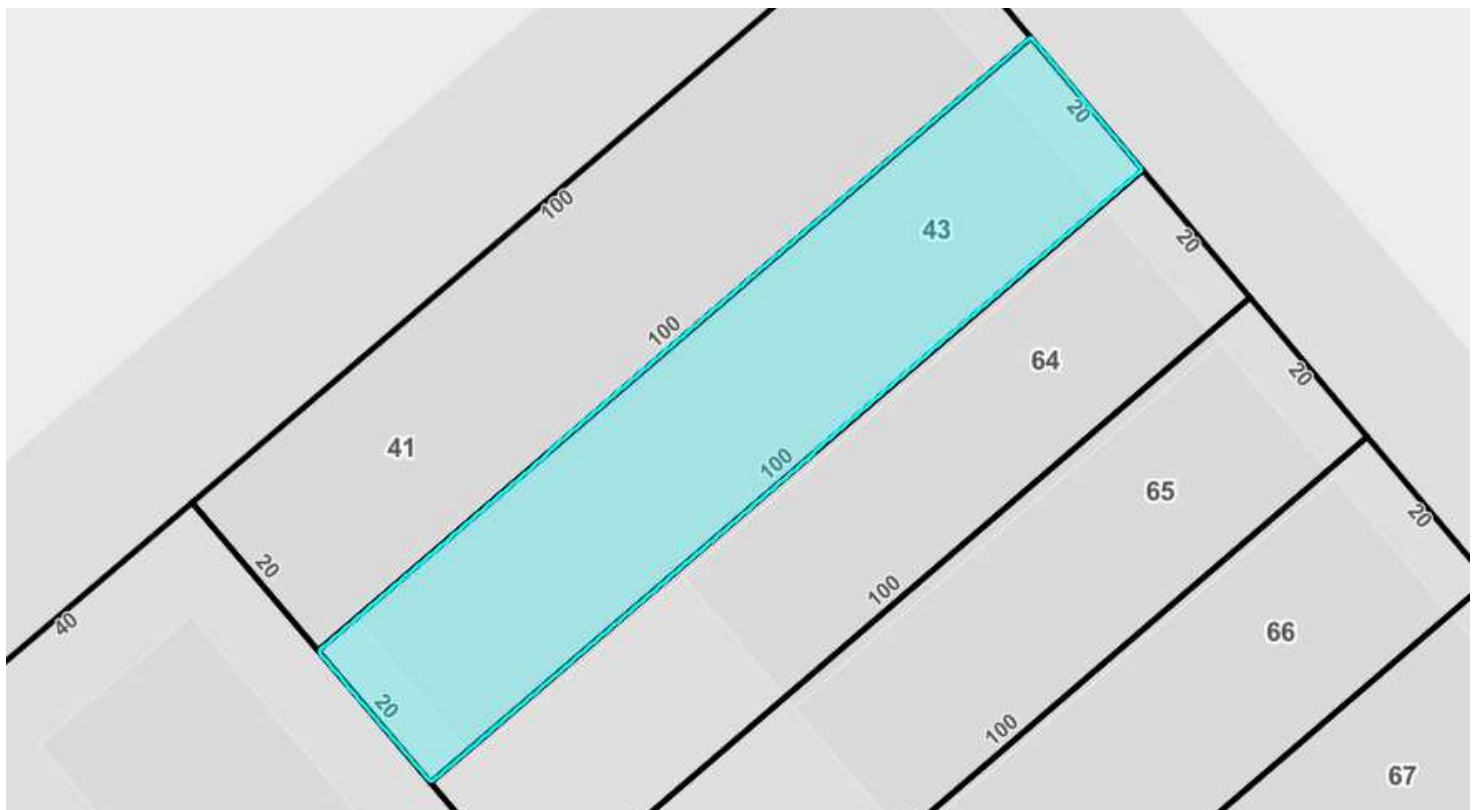
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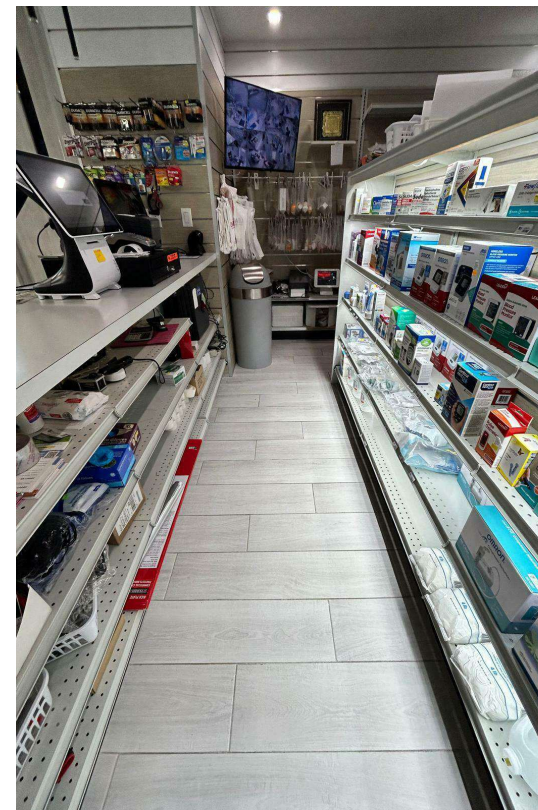
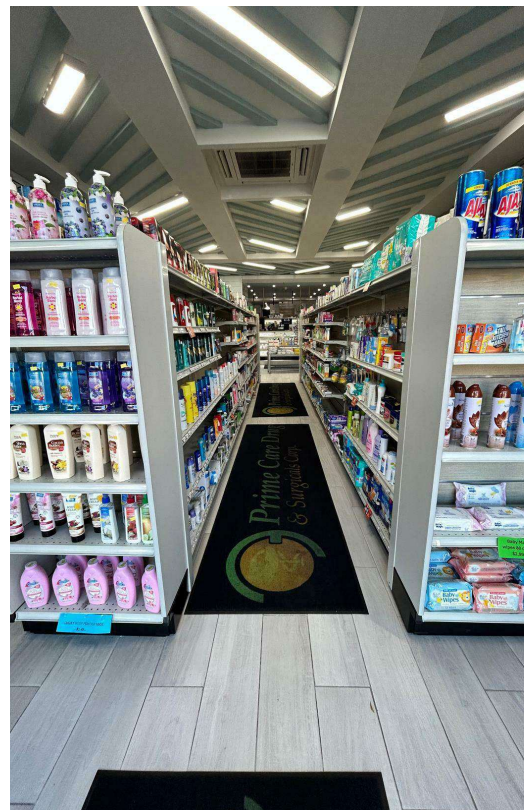
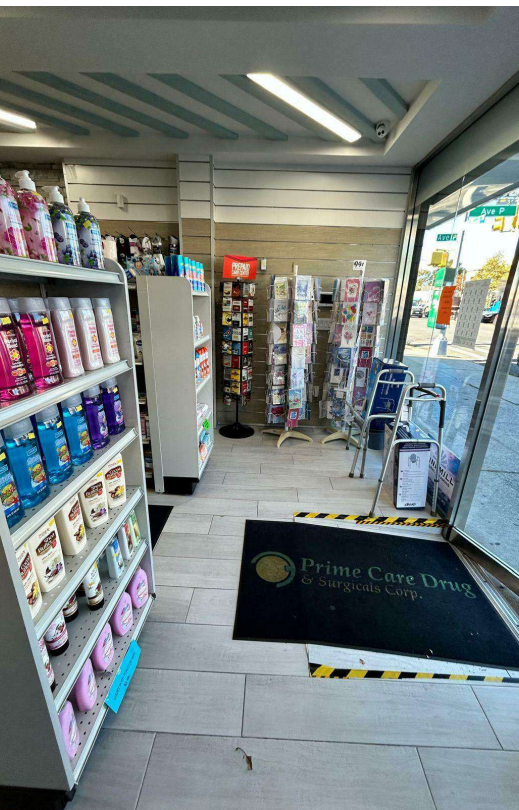
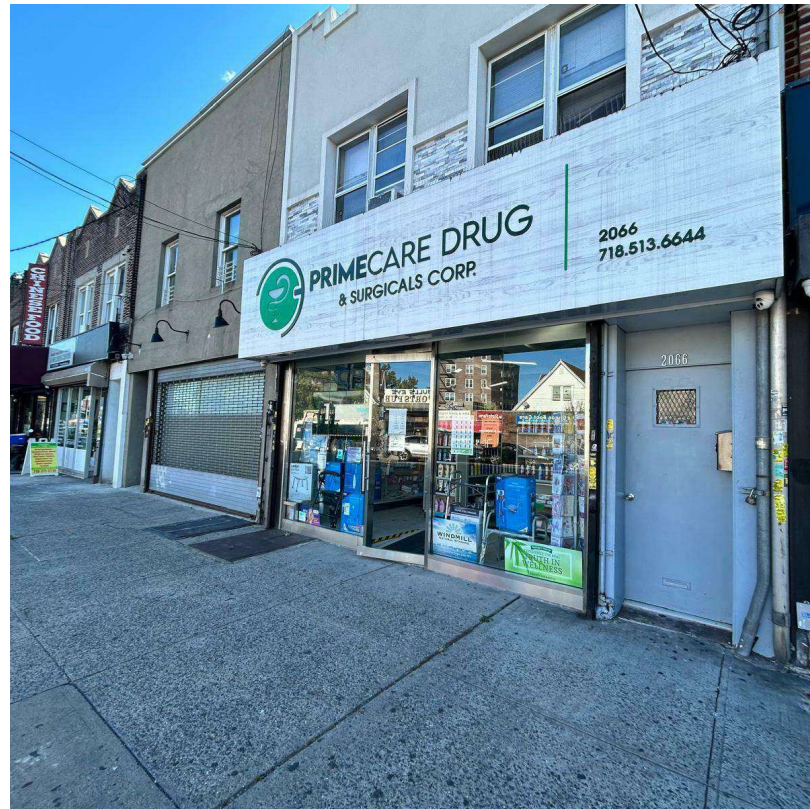
## BUILDING ANALYSIS

ADDRESS	2066 FLATBUSH AVE, BROOKLYN, NY 11234
Block/Lot	7866-43
Neighborhood	Marine Park
Cross Streets	Avenue P & Quentin Rd
Asset Type	Mixed-use
Number of Units	3
Lot Size	20' x 100'
Lot SF	2,000 SF
Building Size	20' x 64'
Built SF	3,160 SF
Number of Stories	2
Zoning	R3-2, C1-2
FAR (As Built)	0.5 (1.58)
Buildable SF	1,000
Year Built	1931
Taxes ('24)	\$24,642



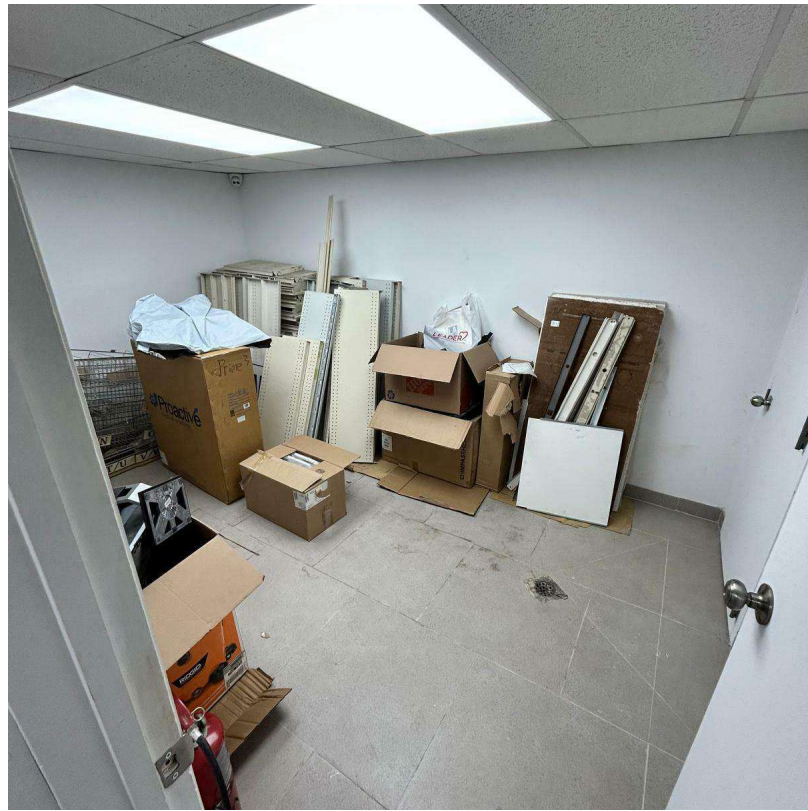
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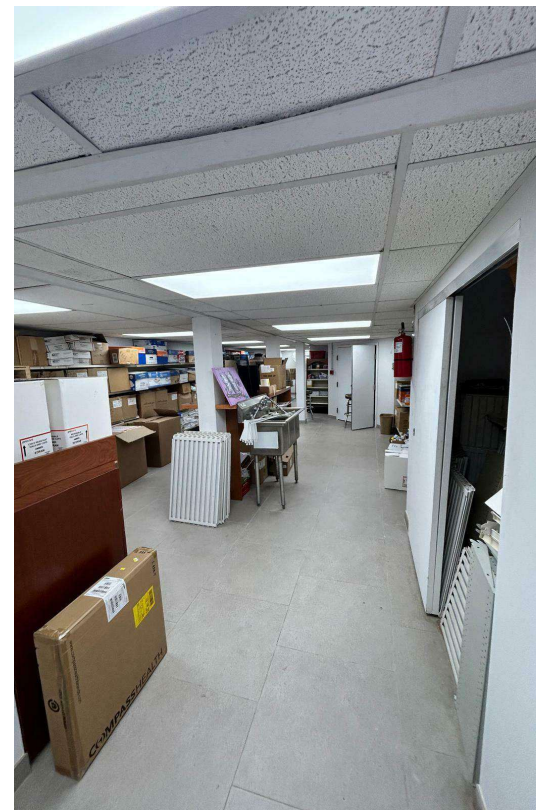


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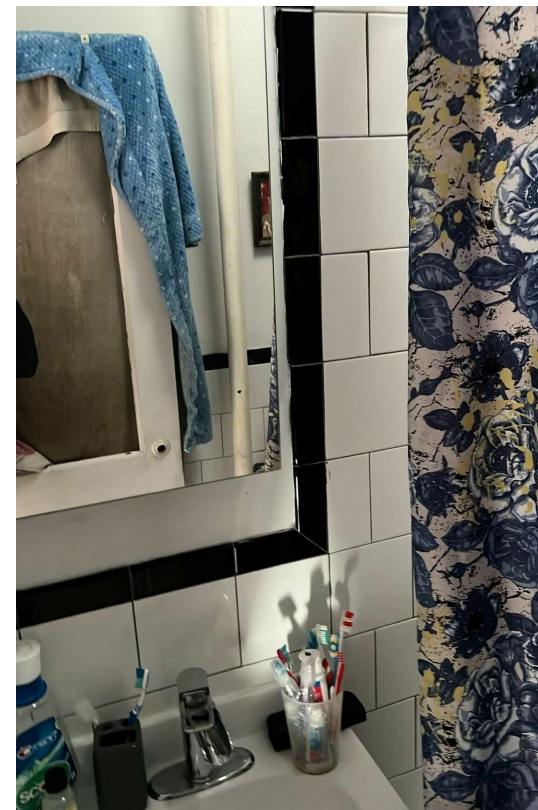
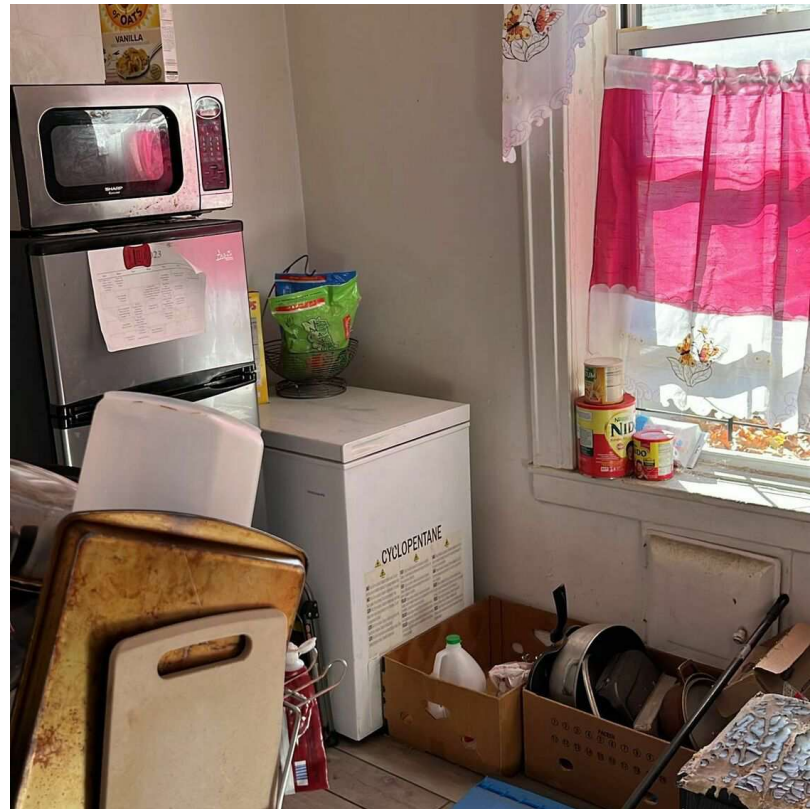
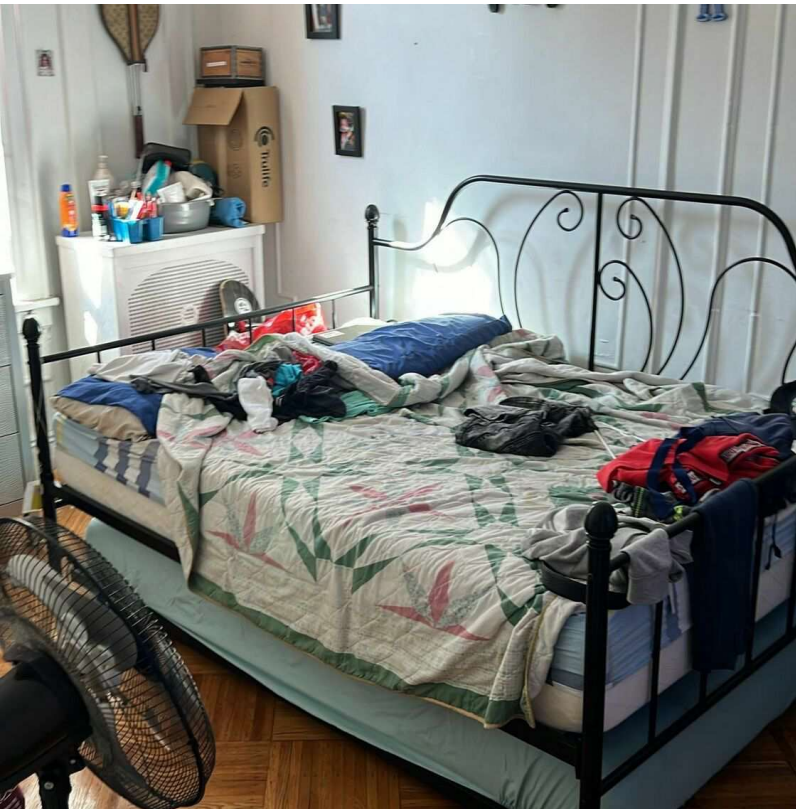
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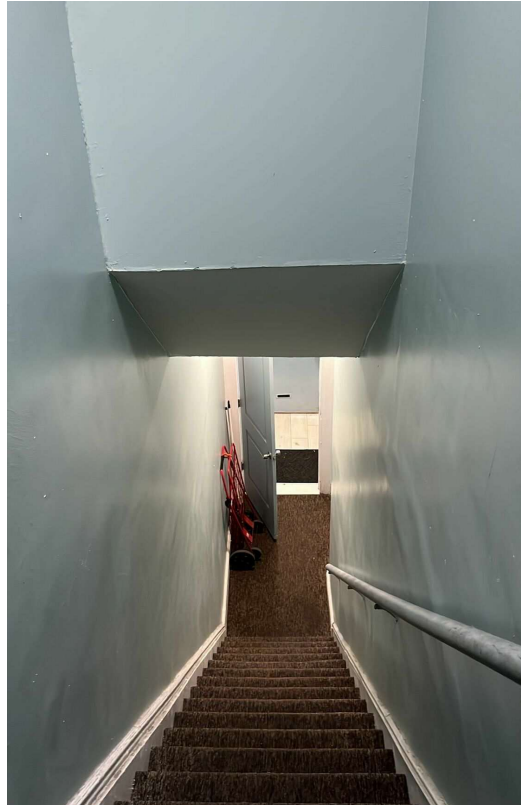


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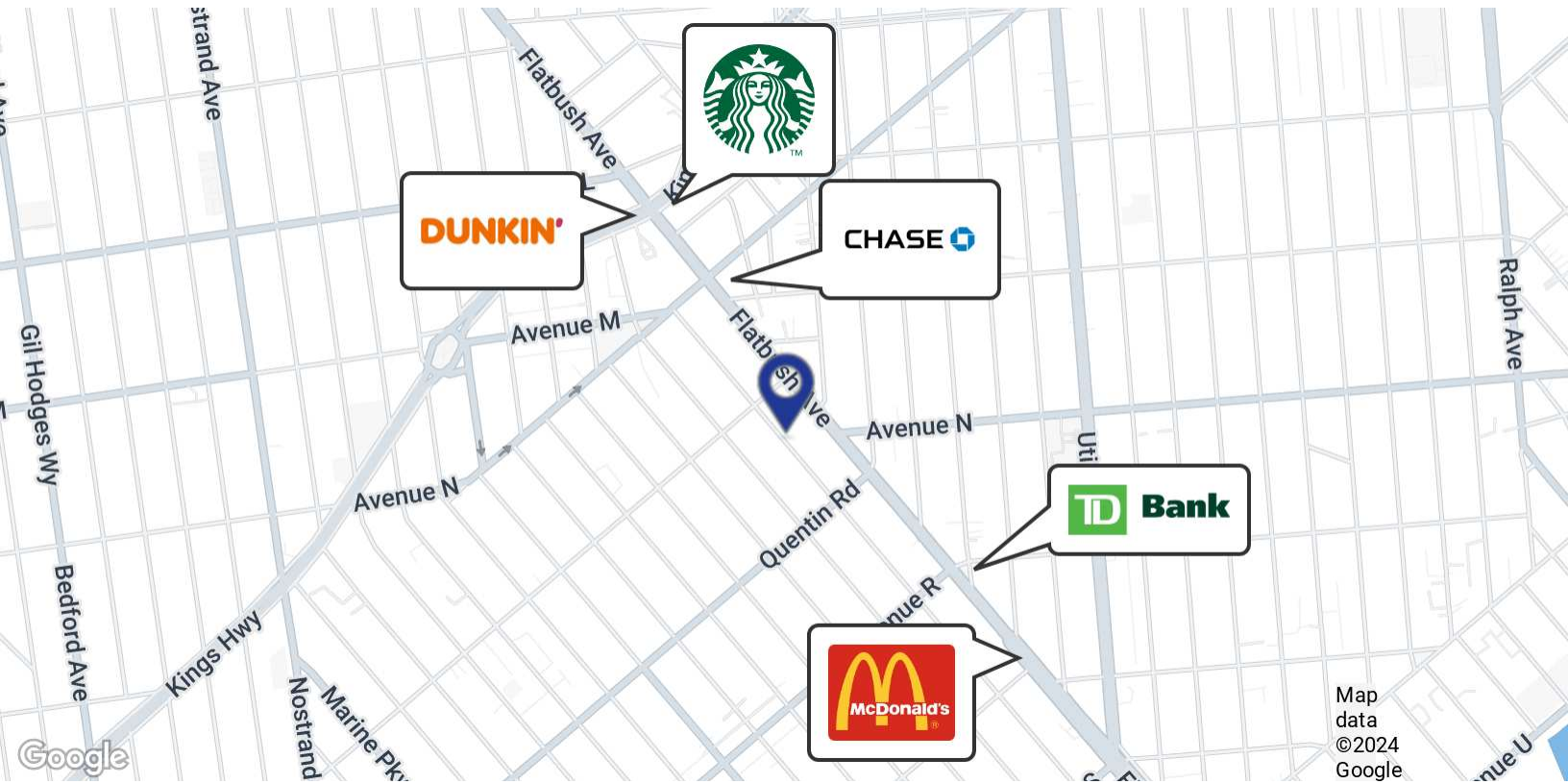
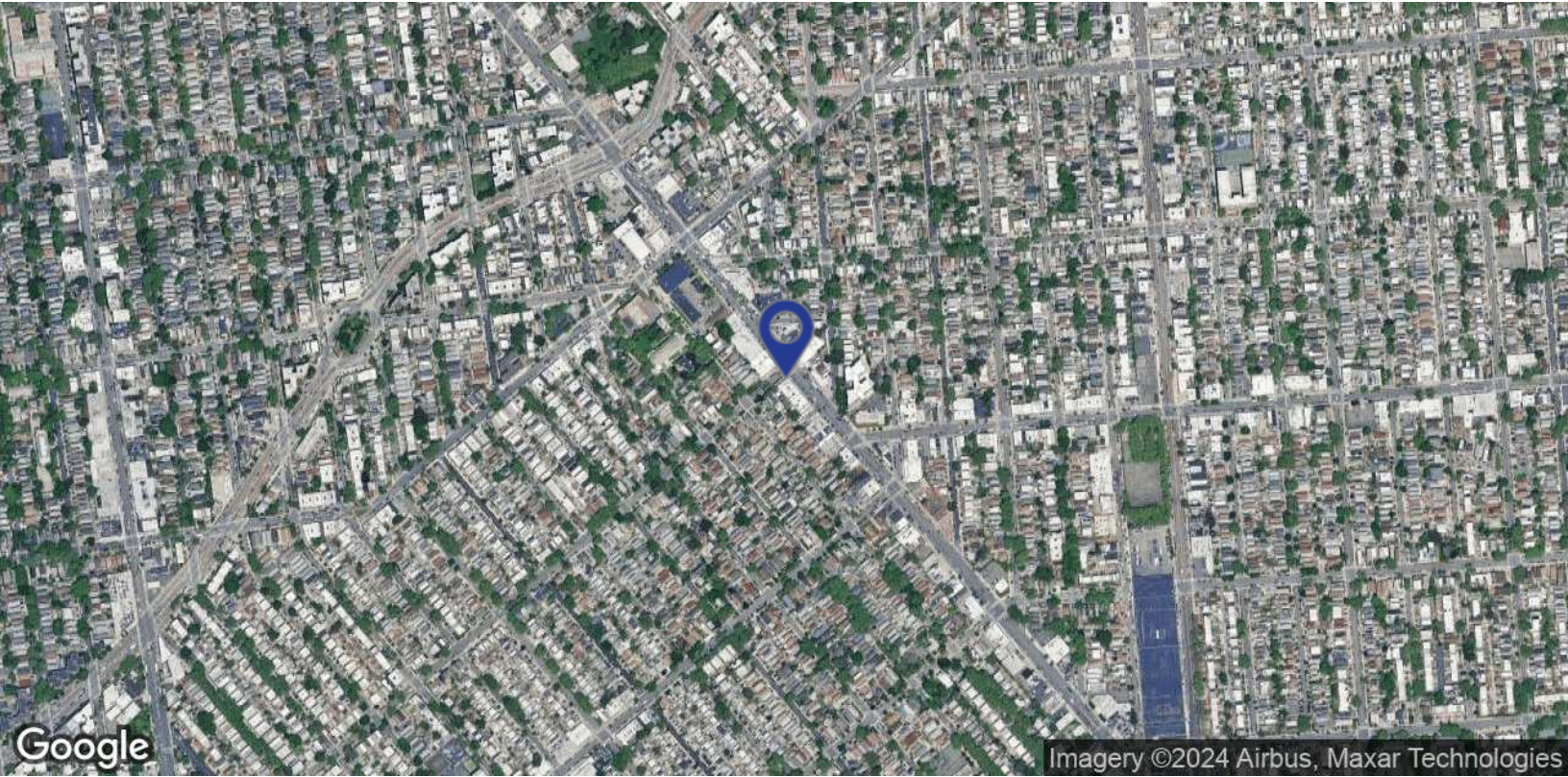


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