

FOR SALE



1870-1892 FLATBUSH AVENUE, BROOKLY NY 11223



PROPERTY DETAILS

LOCATION INFO

CORNER FLATBUSH AVENUE &
EAST 38TH STREET

NEIGHBORHOOD

MIDWOOD

BLOCK & LOTS

BLOCK: 7810

LOTS: 0014-0017

ZONING

C2-2, R5

SIZE

LOT - 11,000 SF

BUILDING - 3,360 SF

PROPERTY OVERVIEW

A rare opportunity to acquire a premier investment and development property featuring a **3,360 SF building occupied by an established laundromat** and approximately **7,600 SF of on-site parking**, providing immediate income potential and operational flexibility. With approximately **22,000 SF of buildable area**, the property also offers exceptional long-term redevelopment potential.

Strategically positioned along the highly trafficked **Flatbush Avenue retail corridor**, the site boasts approximately **225 feet of prime frontage on Flatbush Avenue**, delivering outstanding visibility and exposure to substantial pedestrian and vehicular traffic throughout the day. The combination of an income-producing tenant, expansive parking, and significant development potential makes this a truly unique investment opportunity in one of Brooklyn's most active commercial corridors.

EXCLUSIVE BROKER

DENIS ABAYEV

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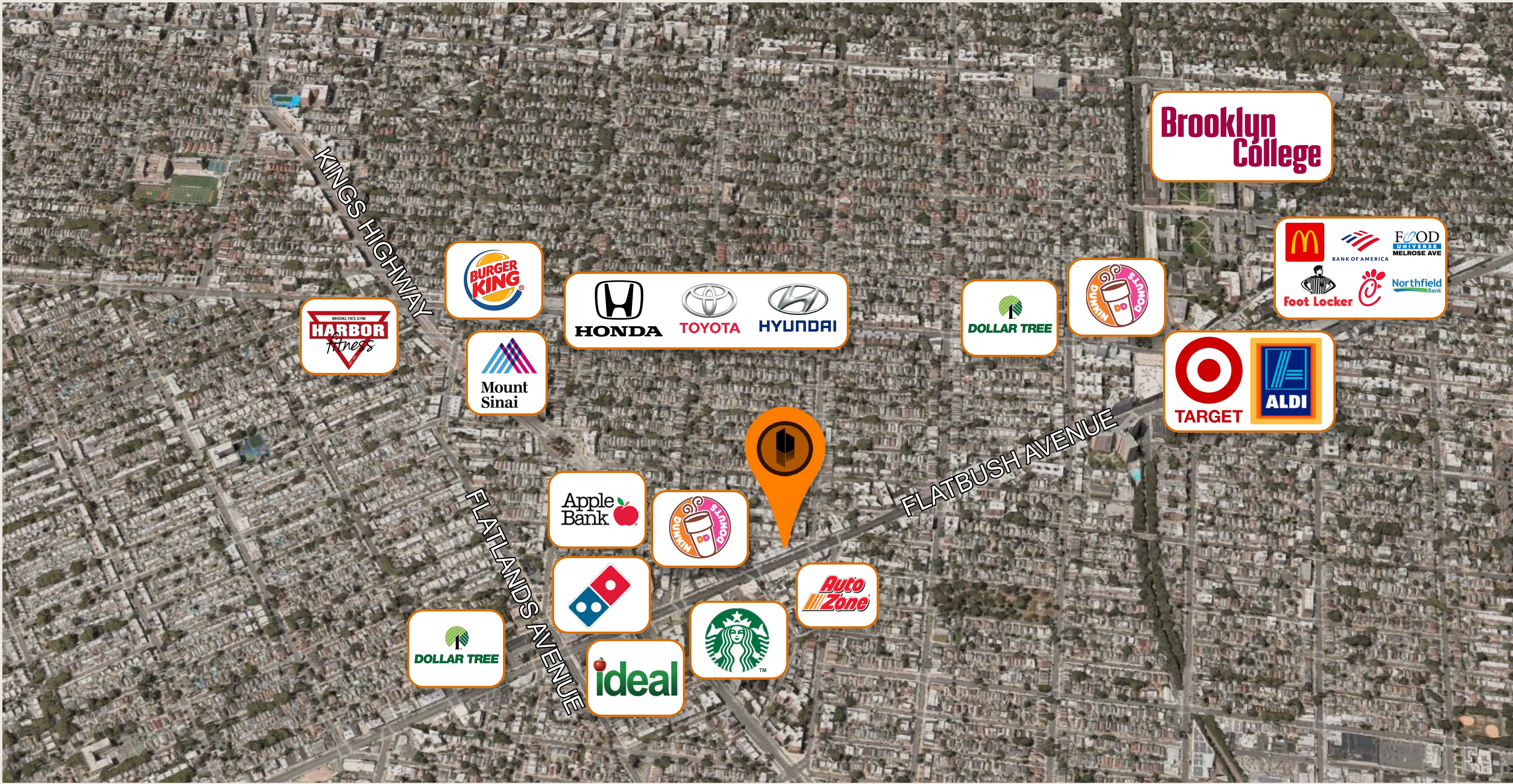
ASKING PRICE

\$3,800,000



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AREA MAP



PROPERTY HIGHLIGHTS

- ✓

Delivered Vacant
- ✓

Combination of 4 Lots
- ✓

Corner Property with 225’ Frontage on Flatbush Avenue
- ✓

High-Traffic Retail Corridor
- ✓

Quick Access to Kings Highway
- ✓

Development Opportunity

BLOCK & LOT BREAKDOWN

ADDRESS	BLOCK	LOT	LOT SIZE	BLDG SIZE	RES FAR	COM FAR	FRONTAGE ON FLATBUSH AVE
1884-1892 FLATBUSH AVENUE	7810	14	6,398 SF	3,360 SF	9,597 SF	12,796 SF	100’
1882 FLATBUSH AVENUE	7810	15	1,352 SF	0 SF	2,028 SF	2,704 SF	20’
1878-1880 FLATBUSH AVENUE	7810	16	1,125 SF	0 SF	1,688 SF	2,250 SF	20’
1870 FLATBUSH AVENUE	7810	17	2,123 SF	0 SF	3,185 SF	4,246 SF	84.71’
TOTAL			10,998 SF	3,360 SF	16,497 SF	21,996 SF	225’

FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

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