

TRI STATE COMMERCIAL®

FOR SALE

2,000 SF LEGAL MIXED-USE BUILDING WITH 1 STORE & 1 APARTMENT

3703 Church Avenue

Brooklyn, NY 11214

Between East 37th Street & East 38th Street

\$1,100,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

3703 Church Avenue presents a versatile mixed-use investment opportunity in the heart of East Flatbush, Brooklyn. This two-story legal mixed-use building spans approximately 2,000 square feet. The property features one ground-floor commercial unit and one residential unit above, making it ideal for owner-users or investors seeking dual income streams. Classified as a Building Class C asset, the property will be delivered as is and offers 20 feet of frontage on the busy Church Avenue corridor, providing strong visibility in a densely populated and well-trafficked neighborhood.

LOCATION OVERVIEW

Ideally situated between East 37th Street and East 38th Street, 3703 Church Avenue is located in the heart of East Flatbush, one of Brooklyn's most vibrant and well-established neighborhoods. The property benefits from steady foot traffic and excellent visibility along Church Avenue, a major commercial corridor lined with grocery stores, salons, restaurants, and local service providers. Just steps from the Church Avenue subway station, the location offers convenient transit access and is surrounded by a dense residential community. Nearby tenants include Western Beef, Rite Aid, Golden Krust, and various medical and professional offices, making this a desirable destination for both commercial tenants and long-term investors.

| | |
|-------------------------|---|
| Address | 3703 Church Avenue, Brooklyn, NY 11214 |
| Location | Between East 37th Street & East 38th Street |
| Block/Lot | 4874 / 40 |
| Zoning | R5 / C2-2 |
| Lot Dimensions | 20 FT x 113 FT |
| Lot Size | 2,260 SF |
| Building Dimensions | 20 FT x 50 FT |
| Building Size | 2,000 SF |
| Building Class | C |
| Total Commercial Units | 1 |
| Total Residential Units | 1 |
| Delivered | As is |
| Tax Class | 1 |
| Taxes (Year) | \$5,796 |



\$1,100,000

Offered At

2,000 SF

Building Size

1

Commercial Units

1

Residential Units

\$5,796

Taxes (Year)

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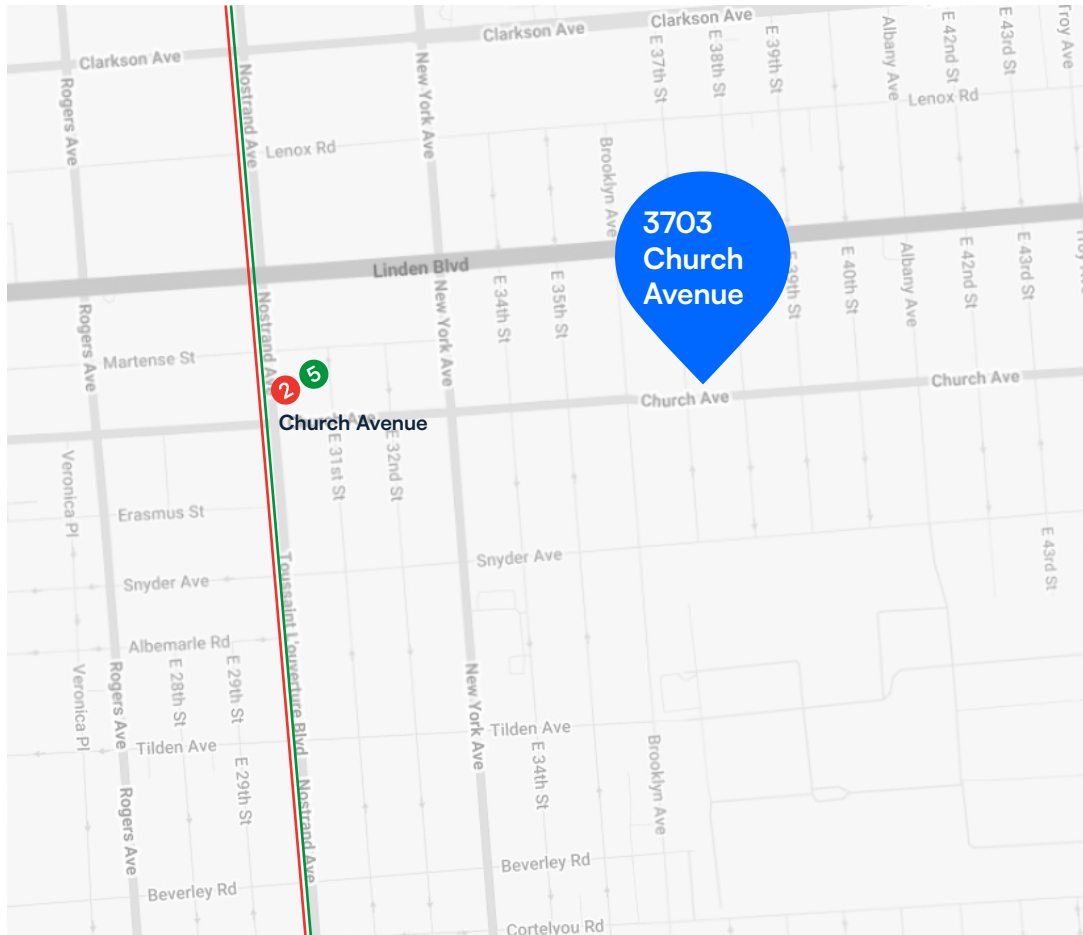
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TRANSPORTATION AND TAX MAP

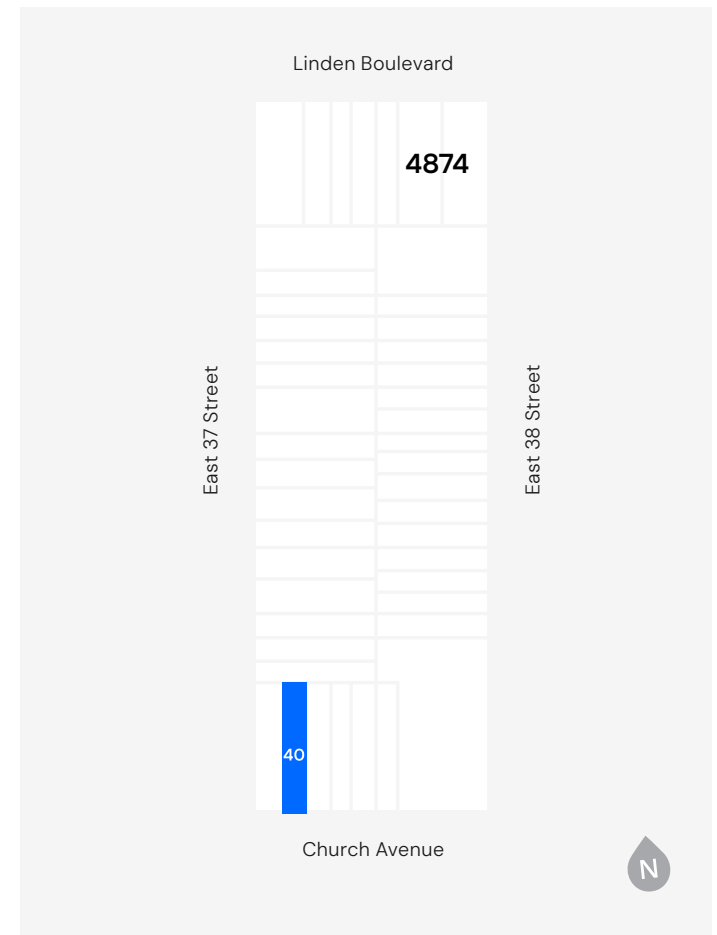
NEAREST TRANSIT

2 **5** Trains at Church Avenue

B35 **B44** **B12** Bus Lines



TAX MAP



PROPERTY PHOTOS



Store



Rooftop



Building Exterior



Apartment Living Room



Apartment Bedroom



Apartment Kitchen

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INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN

| TENANT | FLOOR | SF | LEASE TERM | | ACTUAL BASE RENT | | | PROJECTED BASE RENT | | |
|---------------|-------|--------------|------------|----------|------------------|-----------------|---------|---------------------|-----------------|----------------|
| | | | FROM DATE | TO DATE | PER MONTH | PER YEAR | PER SF | PER MONTH | PER YEAR | PER SF |
| RETAIL | 1.00 | 950 | 09/01/24 | 08/31/26 | \$3,308 | \$39,696 | \$41.79 | \$3,500 | \$42,000 | \$44.21 |
| APARTMENT | 2.00 | 900 | - | - | VACANT | - | - | \$3,600 | \$43,200 | \$48.00 |
| TOTALS | | 1,850 | | | \$3,308 | \$39,696 | | \$7,100 | \$85,200 | \$46.05 |

ACTUAL REVENUES

| | |
|-----------------------|-----------------|
| Actual Base Rent | \$39,696 |
| Misc Property Income | - |
| TOTAL REVENUES | \$39,696 |

PROJECTED REVENUES

| | |
|---------------------------------|-----------------|
| Projected Base Rent | \$85,200 |
| TOTAL PROJECTED REVENUES | \$85,200 |

OPERATING EXPENSES

| | |
|---|-----------------|
| Insurance | \$4,500 |
| Electric | \$50 |
| Real Estate Taxes | \$5,796 |
| Water | \$2,000 |
| Recoveries (Retail tenant pays 2/3 of entire tax bill) | -\$3,826 |
| TOTAL EXPENSES | \$8,520 |
| NET ACTUAL OPERATING INCOME | \$31,176 |
| NET PROJECTED OPERATING INCOME | \$76,680 |

\$1,100,000


Offered At

2.83%

Actual CAP Rate

6.97%

Projected CAP Rate



PLACE YOURSELF ON THE EAST FLATBUSH MAP

LOCATION OVERVIEW

EAST FLATBUSH

Rich in cultural heritage and neighborhood pride, East Flatbush offers a dynamic mix of residential stability and local commerce. Church Avenue serves as a key commercial spine, lined with Caribbean eateries, corner shops, beauty salons, and professional services that reflect the area's diverse and deeply rooted community. With close proximity to the Church Avenue subway station and consistent pedestrian activity, the neighborhood provides a welcoming environment for small businesses and residents alike. Long valued for its strong sense of identity and everyday convenience, East Flatbush continues to attract families, entrepreneurs, and professionals seeking both opportunity and connection.

POINTS OF INTEREST

- Wingate Park
- Prospect Park
- Brooklyn Botanic Garden
- Wyckoff House Museum

DEMOGRAPHICS

Within a one-mile radius of the property

61,029

Total Households

165,232

People

\$94,592

Avg Household Income

3703 CHURCH AVENUE, BROOKLYN, NY 11214

3,500 SF

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