

CITYSPHERE

184 Avenue U,
GRAVESEND - BKN

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ASKING PRICE:
\$1,500,000



PRIME INVESTMENT OPPORTUNITY

184 Avenue U presents a compelling value-add mixed-use investment opportunity in the highly active Gravesend corridor of Brooklyn. This two-story property combines a well-established retail presence with residential upside, making it ideal for investors seeking both in-place income and long-term appreciation.

VERSATILE SPACES

The ground-floor commercial space is currently occupied by one of the most recognized fish markets in the neighborhood, offering strong visibility and consistent foot traffic. The tenant is secured with approximately two years remaining on the lease, providing immediate and stable cash flow.

Above the retail unit are two residential apartments that require a full gut renovation. This creates a significant opportunity for repositioning and rental upside in a supply-constrained market.

GREAT CONNECTIVITY

Located in the heart of Gravesend along Avenue U in Brooklyn, the property sits within a vibrant commercial corridor known for its dense residential population and strong neighborhood retail presence.

ASKING PRICE:

\$1,500,000

Property type: **Mixed-use building**

Configuration:

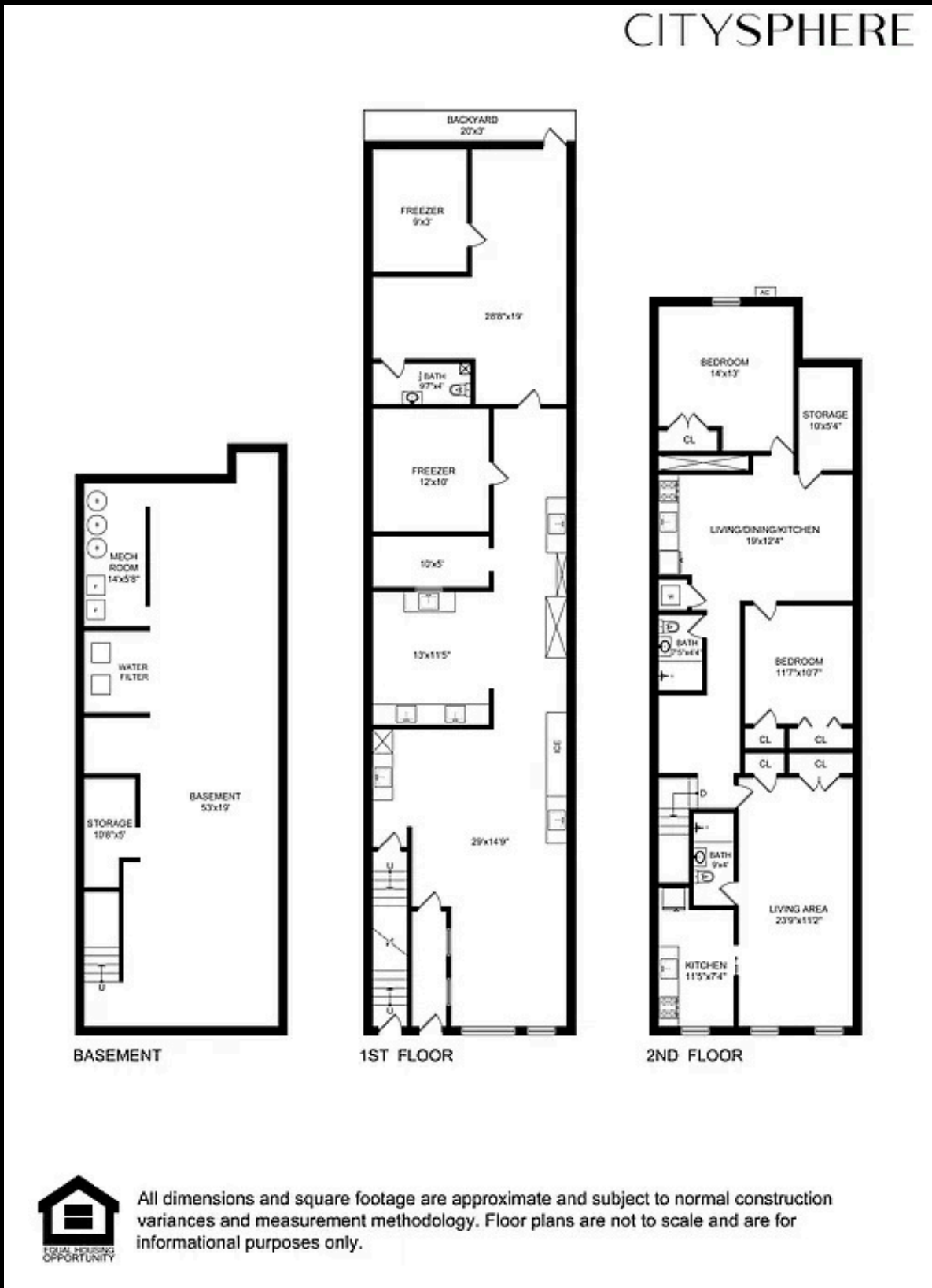
- **2 residential units (studio 700 sqft & 2-bed 1,000 sqft)**
- **1 commercial/storefront (approx. 2,200 sqft)**

Lot size: 20' x 100' = 2,000 SF lot

Sqft: **3,900**



Floorplan



All dimensions and square footage are approximate and subject to normal construction variances and measurement methodology. Floor plans are not to scale and are for informational purposes only.

INCOME & EXPENSES

184 Avenue U is a two-story, three-unit mixed-use building built in 1931, situated on a 20 ft x 100 ft lot with a 20 ft x 65 ft building footprint. The property is zoned R5, allowing for residential use with community facility potential.

The ground floor consists of a retail unit currently leased at \$4,800/month, with approximately two years remaining on the lease. The tenant operates a well-known fish market that has become a staple in the local community, enhancing the property's visibility and desirability.

The second floor includes:

- One (1) studio apartment (front), currently rented for \$1,000/month.
- One (1) two-bedroom apartment (rear), currently rented for \$1,700/month.

Both residential units require a complete gut renovation, presenting a clear value-add opportunity to significantly increase rental income.

Additional features include a full finished basement, which may offer supplementary storage or operational utility for the commercial tenant.

Property taxes: \$7848/ year

Insurance: \$6766/ year

There are 3 separate electricity meter
1 water/gas meter - fully paid by the commercial space

Common area electricity \$45/month
(paid by owner)

There is no violations / Roof and boiler are 3 years old



The property is located in the heart of Gravesend along Avenue U, a vibrant commercial corridor in southern Brooklyn known for its dense residential population and strong neighborhood retail presence.

This section of Avenue U benefits from consistent pedestrian traffic driven by a mix of local businesses, dining establishments, and daily-use retail. The area has a long-standing reputation as a destination for specialty food shops, further reinforcing the positioning of the existing fish market tenant.

The property is well-served by public transportation, including access to the New York City Subway N line and New York City Subway W line, as well as the B3 bus line, providing convenient connectivity to the broader Brooklyn and Manhattan markets.

Surrounding the property is a stable, middle-income residential community, supporting consistent demand for both retail services and rental housing. The combination of strong foot traffic, established neighborhood identity, and transit accessibility makes this location particularly attractive for long-term investment.



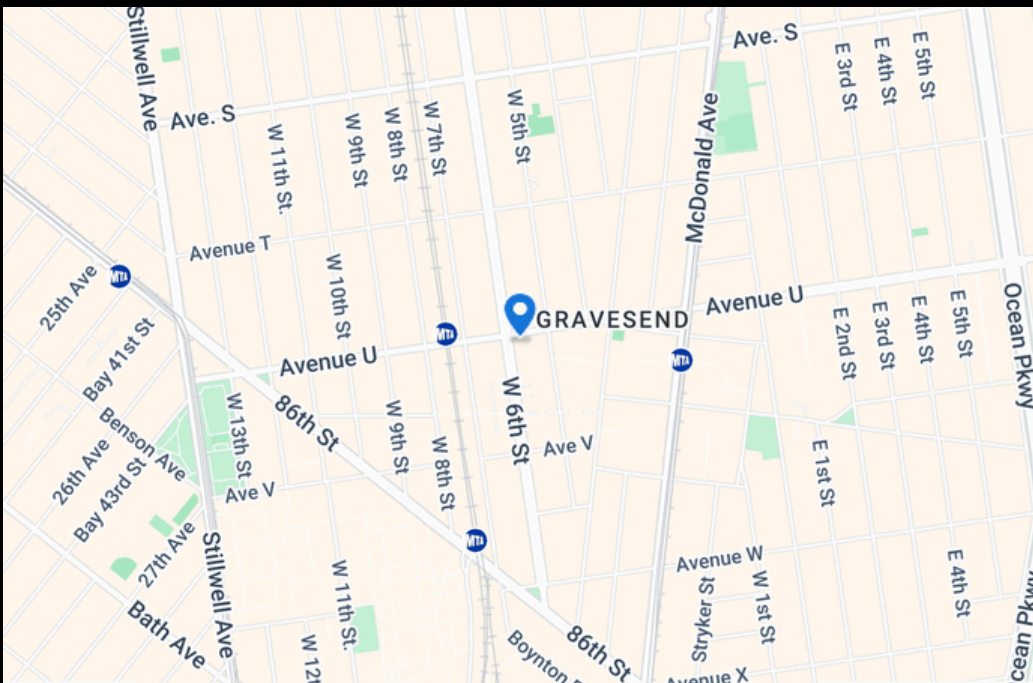
184 Avenue U, Brooklyn,

LOCATION OVERVIEW

184 Avenue U, Brooklyn, NY 11223

Location

40.59642682482755, -73.97715694232767



184 Avenue U, Brooklyn,

Prepared By:



AARON CHIESA



aaron@cityspg.com



917-526-4600

CITY SPHERE Property Group

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