

1425 FOSTER AVENUE

Brooklyn, NY 11230 • Historic Ditmas Park / Midwood

FOR SALE | \$2,199,000

\$2,199,000 ASKING PRICE	3,400 SF BUILDING AREA	\$646.76 PRICE / SQ. FT.	100% VACANT	\$6,487 ANNUAL TAXES	< 500 FT TO B/Q SUBWAY
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EXECUTIVE SUMMARY

1425 Foster Avenue is a premier, multi-story brick mixed-use property situated in one of Central Brooklyn's most active commercial corridors. Offering approximately **3,400 interior square feet** across multiple levels plus a full finished basement, this versatile building is delivered **100% vacant at closing**.

This asset presents an ideal blank-canvas opportunity for commercial owner-users, value-add investors, or 1031-exchange buyers looking to capitalize on high foot traffic and strong neighborhood demand without tenant buyout complications.

KEY INVESTMENT HIGHLIGHTS

- 100% Vacant Delivery**
Immediate occupancy for business owners or rapid market-rate leasing for investors without tenant delays.
- High-Visibility Storefront**
~1,700 SF prime ground-floor retail/office space with direct Foster Avenue street exposure and full basement access.
- Spacious Residential Unit**
Upper level features a 3-Bedroom, 2-Bathroom layout suitable for high-end residential rental income or owner residence.
- Low Overhead & Strong Upside**
Favorable NYC property tax assessment (~\$6,487/year) keeps holding costs low and maximizes net operating income (NOI).

PROPERTY SPECIFICATIONS

Property Address	1425 Foster Ave, Brooklyn, NY 11230
Neighborhood	Ditmas Park / Midwood Border
Property Type	Mixed-Use (Storefront + Residential)
Building Size	3,400 SF Total Structure Area
Lot Dimensions	1,310 Sq. Ft.
Year Built	1933 (Solid Masonry / Brick)
Residential Layout	3 Bedrooms / 2 Full Baths
Basement	Full, Finished Basement Area
HVAC / Heating	Updated Ductless Heat Pumps & Gas
Zoning	R6A / Commercial Overlay
Tax ID (Parcel)	05235-0028
Annual Taxes	\$6,487 / Year

LOCATION & TRANSIT

- Situated on Foster Avenue between **Coney Island Avenue** and **East 15th Street**:
- Subway:** Less than 500 feet to Newkirk Plaza B/Q Station (30 min to Manhattan).
 - Foot Traffic:** Heavy daily commuter traffic driven by nearby commercial retail strips.
 - Schools:** Zoned for Brooklyn District 22 (P.S. 217 Colonel David Marcus School).

1425 FOSTER AVENUE - PRO FORMA ANALYSIS

PRO FORMA ANALYSIS

Financial Projections & Flexible End-Use Strategies

PRO FORMA FINANCIAL ANALYSIS

Below are projected financial metrics based on current market rental rates for retail and residential units in Ditmas Park / Midwood.

Revenue Component	Monthly Rent	Annual Total
Ground Floor Storefront / Office (~1,700 SF)	\$7,500 - \$8,500	\$90,000 - \$102,000
Upper 3-Bed / 2-Bath Residential Unit	\$3,800 - \$4,500	\$45,600 - \$54,000
Projected Gross Income (PGI)	\$11,300 - \$13,000	\$135,600 - \$156,000

Estimated Operating Expenses (OpEx)

Expense Line Item	Annual Cost
Real Estate Taxes (NYC 2025/2026)	\$6,487
Building Hazard & Liability Insurance	\$4,000
Water / Sewer & Utilities (Common Area)	\$2,500
Repairs, Maintenance & Reserves (5%)	\$7,000
Vacancy & Credit Loss (3%)	\$4,500
Total Estimated Annual Expenses	~\$24,487

Projected Return Metrics

Metric	Conservative	Optimistic
Projected Net Operating Income (NOI)	\$111,113	\$131,513
Projected Cap Rate (\$2,199,000)	5.05%	5.98%

MULTIPLE END-USE POSSIBILITIES

1. Commercial Owner-User

Establish your flagship retail store, medical office, professional practice, or restaurant on the ground floor while living upstairs or using the upper level as corporate offices.

2. Value-Add Investor

Capitalize on high demand in Central Brooklyn by renovating and leasing both units to achieve a projected **5.0% to 6.0% Cap Rate**.

3. 1031 Exchange Target

A clean, unencumbered brick building with low holding taxes, updated utilities, and straightforward management.

SHOWING & ACCESS

Status: Active / Exclusively Listed

Showing Terms: By Private Appointment Only.

Directions: From Ocean Parkway, head East onto Foster Avenue. Cross Coney Island Avenue; property is located on the right (South) side between Coney Island Ave and E 15th St.

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