



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Two Story Building with 3 Commercial Spaces for Sale

3,500 SF • 3 Units

455 Utica Ave • Brooklyn • NY

Offered at **\$1,750,000**

Shlomi Bagdadi
📞 718.437.6100
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Location Overview

Located in the East Flatbush neighborhood of Brooklyn on Utica Ave Between East New York Ave & and Maple St near the Crown Heights - Utica Ave subway station.

Nearest Transit: 2,3, 4, & 5 trains at Crown Heights - Utica Ave and the B46, B17, B46, & B12 bus lines.

Nearby tenants include KFC, White Castle, Island Burger, Crunch Fitness, Wendy's, Metro by T-Mobile, Utica Car Wash, Family Dollar, Utica Family Dentistry, Sea Kings Steam and Fry Seafood Inc, Utica Wines and Liquors, Raffy's Super Deli Grocery, Brooklyn Wing House, Dunkin', and more!

Main Highlights

- ▶ Two story building
- ▶ 3 units
- ▶ 1 commissary kitchen
- ▶ 2 law firms with 2 different specialties
- ▶ The ground floor can be delivered vacant



3,500 SF

Total Building Size



1,917 SF

Lot Size



3

Number of Units



6.32%

Cap Rate



C8-2

Zoning

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Additional Photos

455 Utica Ave, Brooklyn, NY 11203



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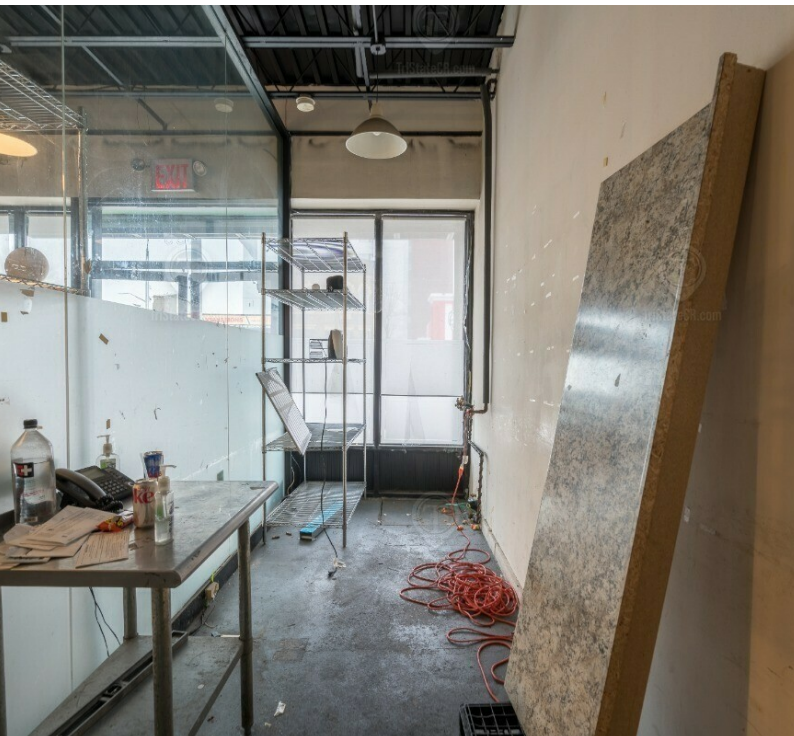
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Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.

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Income Statement Summary

Current Rent Roll Breakdown

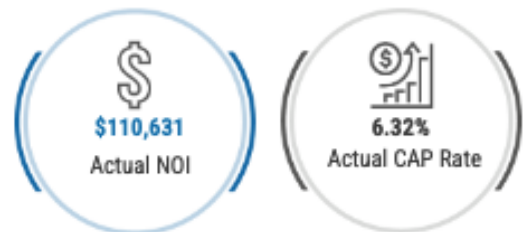
Tenant	Unit	Sq Ft	Lease Term		Actual Base Rent		
			From Date	To Date	Per Mo.	Per Yr.	Per SF
Genuine Food	Retail	2,000	01/01/19	1/31/24	\$7,103	\$85,236	\$43
Levine & Wiss PLLC	Office A	800		M2M	\$2,704	\$32,448	\$41
Washington Law Firm	Office B	700	01/01/20	12/31/24	\$1,669	\$20,028	\$29
Totals		3,500			\$11,476	\$137,712	\$112

Actual Revenues:

Actual Base Rent	\$137,712
Misc property income	\$3,919
Total Revenues	\$141,631

Operating Expenses

Insurance	\$4,000
Real Estate Taxes	\$27,000
Total Expenses	\$31,000



Purchase Price

\$1,750,000

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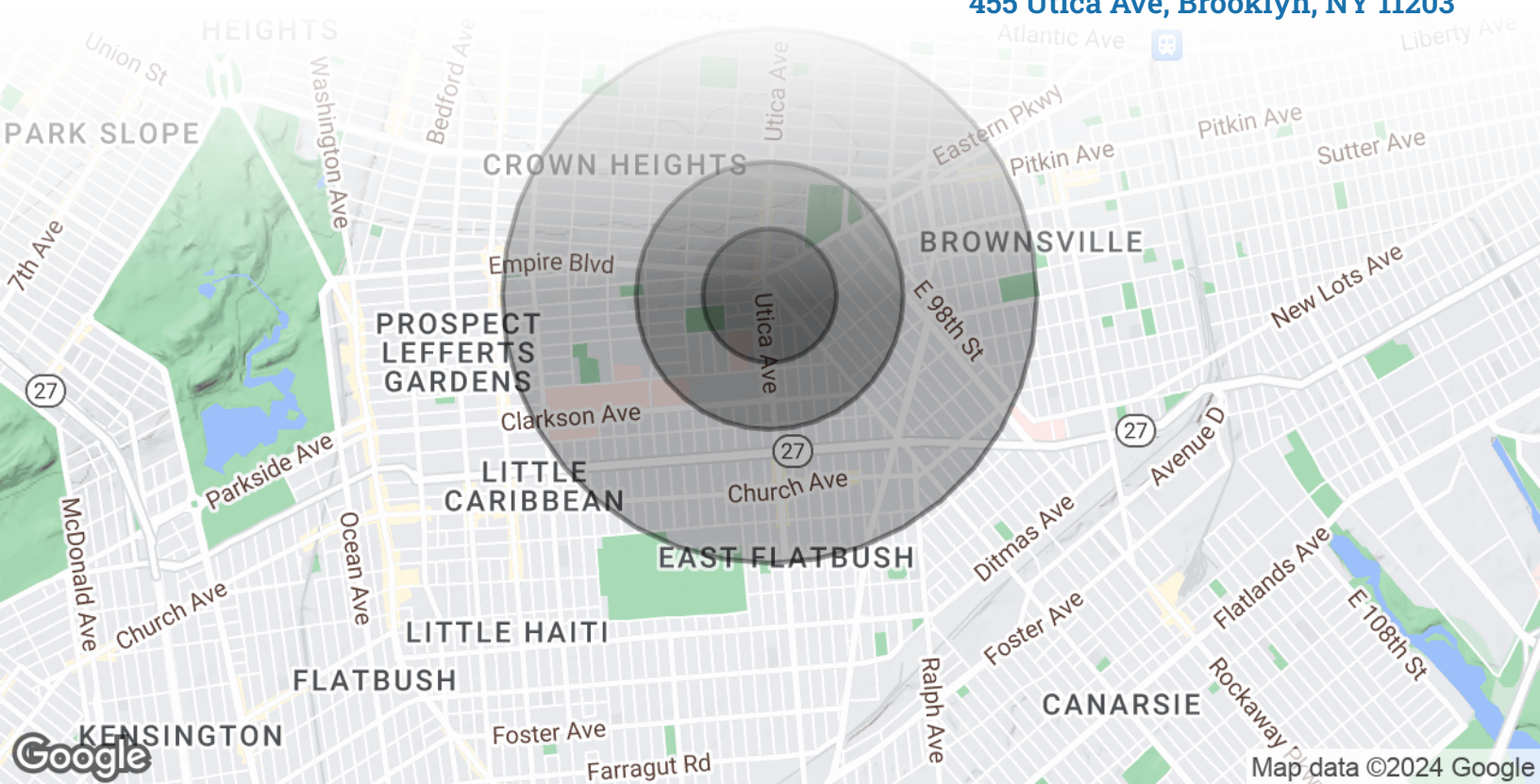
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Area Demographics

455 Utica Ave, Brooklyn, NY 11203



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	12,951	45,446	169,350
Average Age	35.9	36.4	37.0
Average Age (Male)	33.6	33.5	34.8
Average Age (Female)	38.2	39.3	39.7



169,350

People within 1 Mile

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	5,386	18,707	72,593
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$60,579	\$61,707	\$60,339
Average House Value	\$487,201	\$517,865	\$484,319



\$60,339

Avg Household Income

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Transportation Map

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Bus Map



Subway Map



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