

# 846 FLATBUSH AVENUE

BROOKLYN, NY 11226

**FOR SALE** | Income Producing Development Site



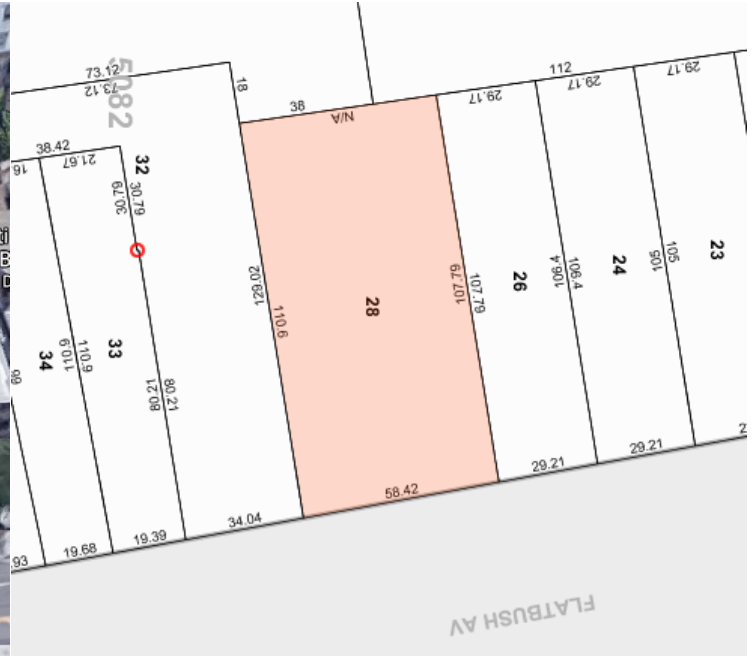
**REAL ESTATE  
ADVISORS**

**INCOME PRODUCING DEVELOPMENT SITE**

**25,440 BSF**

**C2-4 / R7A ZONING**

**PRIME FLATBUSH AVENUE**



## ASKING PRICE

**\$6,250,000**

## PROPERTY INFORMATION

Block:	5082
Lot:	28
Lot Dimensions:	58.42' x 107.75'
Lot Sq. Ft.:	6,360 Sq. Ft.
Building Dimensions:	58' x 75'
Stories:	1
Building Sq. Ft.:	6,000 Sq. Ft.
Zoning:	C2-4 / R7A
FAR	2.0 Commercial / 4.0 Residential / 4.6 with Inclusionary Housing Bonus
Total Buildable Sq. Ft.	25,440 Sq. Ft.
Total RE Taxes (21/22):	\$36,670

## PROPERTY DESCRIPTION

B6 Real Estate Advisors has been retained on an exclusive basis to arrange for the sale of 846 Flatbush Avenue, Brooklyn, NY. The subject property is a 6,000 SF, single-story, retail building located on the west side of Flatbush Avenue between Caton & Church Avenues in the Flatbush neighborhood of Brooklyn, NY.

The property benefits from being situated in a C2-4 / R7A zoning district which allows for 25,440 buildable square feet (as-of-right). All leases contain demolition clauses.

All zoning information and potential buildable sq. ft. should be independently checked and verified.

For additional information please contact one of the exclusive agents below.

## PROPERTY HIGHLIGHTS

- All leases have demolition clauses
- 58' of frontage on Flatbush Avenue
- 25,440 BSF (as-of-right) & 29,256 BSF with Inclusionary Housing Bonus
- Average daily traffic of approx. 16,000
- Major retail corridor - nearby tenants include: Rite Aid, Chase Bank, CityMD, Blink Fitness, and AT&T
- In proximity to the [B] & [Q] Church Avenue Subway station & [Q] Parkside Avenue station as well as numerous bus lines

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## Revenue

UNITS*	TYPE	LXP	MONTHLY RENT	ANNUAL RENT
M. Sherif Tailoring Service	Retail	10/31/2025	\$2,400	\$28,800
BH Nissim Boutique Inc.	Retail	11/30/2024	\$6,208	\$74,500
Bella Jewelry Center Inc.	Retail	8/31/2030	\$3,200	\$38,400
Pasha Fashion Ltd.	Retail	8/31/2030	\$7,000	\$84,000
<b>TOTAL</b>			<b>\$18,808</b>	<b>\$225,700</b>

*\*All tenants have demolition clauses*

## EXPENSES (ESTIMATED)

Real Estate Taxes (21/22):	Per Dept. of Finance	\$36,669.73
BID Taxes:	Per Owner	\$4,775.91
Insurance:	Per Owner	\$4,494.29
Electric:		Paid By Tenants
Heat:		Paid By Tenants
Water/Sewer:	Per Owner	\$551.88
Repairs & Maintenance:	Projected @ \$.50/sf	\$3,000.00
Management (3%)	Projected @ 3% EGI	\$6,771.00
<b>Total</b>		<b>\$56,262.81</b>
<b>Gross Annual Income</b>		<b>\$225,700</b>
<b>Less Expenses</b>		<b>\$56,263</b>
<b>Net Operating Income</b>		<b>\$169,437</b>



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