



OFFERING MEMORANDUM

223 BRIGHTON BEACH AVENUE

Brooklyn, NY 11235

PRICE
UPON REQUEST

TYPE
MIXED-USE COMMERCIAL

DELIVERY
RETAIL + BASEMENT VACANT

EXCLUSIVELY PRESENTED BY

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Investment Overview

Owner-user and investment opportunity in the heart of Brighton Beach.

223 Brighton Beach Avenue is a two-story commercial property offering immediate flexibility. The ground-floor retail space and basement are expected to be delivered vacant, while the second floor contains one office tenant on a month-to-month lease.

Key Highlights

- Prime Brighton Beach Avenue storefront with strong visibility and pedestrian activity.
- Ground floor and basement delivered vacant - ideal for an owner-user or new retail tenant.
- Second-floor office occupied on a month-to-month basis, providing income and flexibility.
- Estimated rent potential of \$15,000 per month for the ground floor and \$4,000 per month for the second floor.
- Combined gross potential rent of approximately \$19,000 per month or \$228,000 annually.
- Near the Brighton Beach B/Q subway station, local businesses, restaurants and the waterfront.

Property Snapshot

Address	223 Brighton Beach Avenue, Brooklyn, NY 11235
Property Type	Two-story commercial building
Ground Floor	Retail space plus basement; delivered vacant
Second Floor	One office tenant; month-to-month lease
Opportunity	Owner-user, lease-up or long-term investment

Pro Forma Rent

Space	Monthly	Annual
Ground-floor retail	\$15,000	\$180,000
Second-floor office	\$4,000	\$48,000
Gross Potential Rent	\$19,000	\$228,000

Rent figures are estimates provided for marketing and underwriting discussion only. Actual rents, expenses and property conditions must be independently verified.

Property & Location

A visible neighborhood retail location with flexible occupancy.



Brighton Beach Avenue retail corridor.

Area Analysis

Brighton Beach Avenue is one of South Brooklyn's established neighborhood shopping corridors. The area is supported by a dense year-round residential population, convenient subway access and a broad mix of restaurants, medical offices, professional services, specialty retailers and daily-needs businesses.

- Steps from the Brighton Beach B/Q subway station.
- High pedestrian traffic and strong storefront visibility.
- Close to the Brighton Beach Boardwalk, beach and Coney Island.
- Diverse customer base with steady neighborhood demand.
- Well suited for retail, service, medical, office or owner-user concepts, subject to approvals.

Opportunity

A buyer may occupy the ground floor and basement immediately, lease the space at market rent, or reposition the property over time. The second-floor month-to-month office tenancy adds near-term income while preserving future flexibility.

Property Photography

Digitally enhanced marketing images.



Building frontage



Vacant retail interior



Restroom



Neighborhood corridor

Images have been digitally edited to remove occupants, furniture or signage and are intended for marketing presentation only. Prospective purchasers should inspect the property and rely on actual conditions.

Exclusive Representation

Contact the listing team for additional information and property access.

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Important Notice

This Offering Memorandum is provided for discussion purposes only. All information, including building characteristics, occupancy, rents, expenses, zoning and condition, is subject to errors, omissions, change and independent verification. No representation or warranty is made as to accuracy or future performance. Prospective purchasers should conduct their own inspections and consult legal, financial, zoning and other professional advisors.