

1970 Flatbush Avenue

FOR SALE | MIXED-USE INVESTMENT & OWNER-USER OPPORTUNITY



ASKING PRICE

\$1,499,000

ESTIMATED NOI: \$132,804

ESTIMATED **CAP RATE**: 8.85%

RETAIL + 2 RESIDENTIAL UNITS

- Prime mixed-use owner-user opportunity on Flatbush Avenue
- Ground-floor commercial space with full basement
- Two residential apartments above retail
- Strong signage visibility along busy commercial corridor
- Excellent foot and vehicle traffic exposure
- Convenient access to public transportation and neighborhood amenities
- Value-add investment opportunity with future upside potential

PROPERTY INFORMATION

CROSS STREETS	Kings Highway & Flatlands Avenue
BLOCK / LOT	7817/ 54
LOT DIMENSIONS	18' x 100'
LOT AREA (SF)	1,800 SF
BUILDING DIMENSIONS	18' x 60' IRR
STORIES	3 plus basement
BUILDING SIZE(SF) approx	3,240
YEAR BUILT	1949
ZONING	R5, C1-2
TAX RATE (CLASS 1)	10.848%
TAXES (25/26)	\$27,669

TAXES WILL DECREASE WHEN CHANGED TO MIX USE

FINANCIAL OVERVIEW

PROJECTED GROSS INCOME	\$164,664
ANNUAL EXPENSES	-\$31,860
NET OPERATING INCOME	\$132,804



Gina Taylor

Real Estate Salesperson

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Contact Exclusive Agent for Additional Information

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RENT ROLL

Retail Rent

Retail	Type	Lease End	Sq. Ft.*	P.P.S.F.	Monthly Rent	Annual Rent
Store	Retail	VACANT	1,080	\$61.11	\$5,500	\$66,000
TOTAL:			1,080		\$5,500	\$66,000

Residential	Size	Lease End	Sq. Ft.	Rent PSF	Monthly Rent	Annual Rent
2nd FL	4 BED/2 BATH	VACANT	1,080	\$45.68	\$4,111	\$49,332
3rd FL	4 BED/1 BATH	VACANT	1,080	\$45.68	\$4,111	\$49,332
TOTAL:			2,160	\$45.68	\$8,222	\$98,664

*Estimated Rentable SF

INCOME AND EXPENSES

REVENUE

	<i>Amount</i>
Residential Income	\$98,664
Commercial Income	\$66,000
Gross Annual Income	\$164,664

Effective Gross Income **\$164,664**

EXPENSES (Estimated)

	<i>Amount</i>
Real Estate Taxes	\$27,660
Water & Sewer	\$3,500
Electric (Common Area)	\$700

Total Expenses **\$31,860**

PROJECTED NET OPERATING INCOME **\$132,804**

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EXECUTIVE SUMMARY

Rare opportunity to acquire a cash-flowing mixed-use asset located on heavily trafficked Flatbush Avenue in Brooklyn. The property features a ground-floor commercial storefront with basement access and 1.5 bathrooms, plus two residential apartments above generating stable rental income. The asset combines strong existing cash flow with long-term upside potential through future rent growth, commercial repositioning, and potential tax optimization associated with residential mixed-use usage.

Positioned along a high-visibility commercial corridor with strong foot and vehicle traffic, the property is ideal for investors, 1031 exchange buyers, or owner-users seeking stable income in a prime Brooklyn location.

Potential commercial uses include retail, office, medical, wellness, specialty food, café, beauty, boutique fitness, and other neighborhood-serving concepts.

COMMERCIAL POTENTIAL

The ground-floor commercial space offers flexibility for a wide range of business concepts including:

- Café or coffee concept
- Juice bar or smoothie shop
- Specialty food market
- Boutique fitness studio
- Wellness or med spa
- Physical therapy or medical office
- Professional office space
- Beauty salon or barbershop
- Nail or cosmetic studio
- Boutique retail
- Cannabis dispensary (subject to approvals)
- Insurance, legal, or accounting office
- Creative studio or showroom
- Quick-service restaurant
- Dessert or bakery concept
- The storefront benefits from strong visibility, consistent traffic flow, and prominent positioning along a major Brooklyn commercial artery.

INVESTMENT HIGHLIGHTS

- High-cash-flow mixed-use investment
- Diversified residential and commercial income
- Ground-floor storefront with basement access
- Two residential apartments above
- Strong Flatbush Avenue exposure
- Heavy foot and vehicle traffic
- Flexible commercial use potential
- Stable in-place income
- Potential future tax optimization upside
- Investor or owner-user opportunity

NEIGHBORHOOD OVERVIEW | THE FLATBUSH CORRIDOR

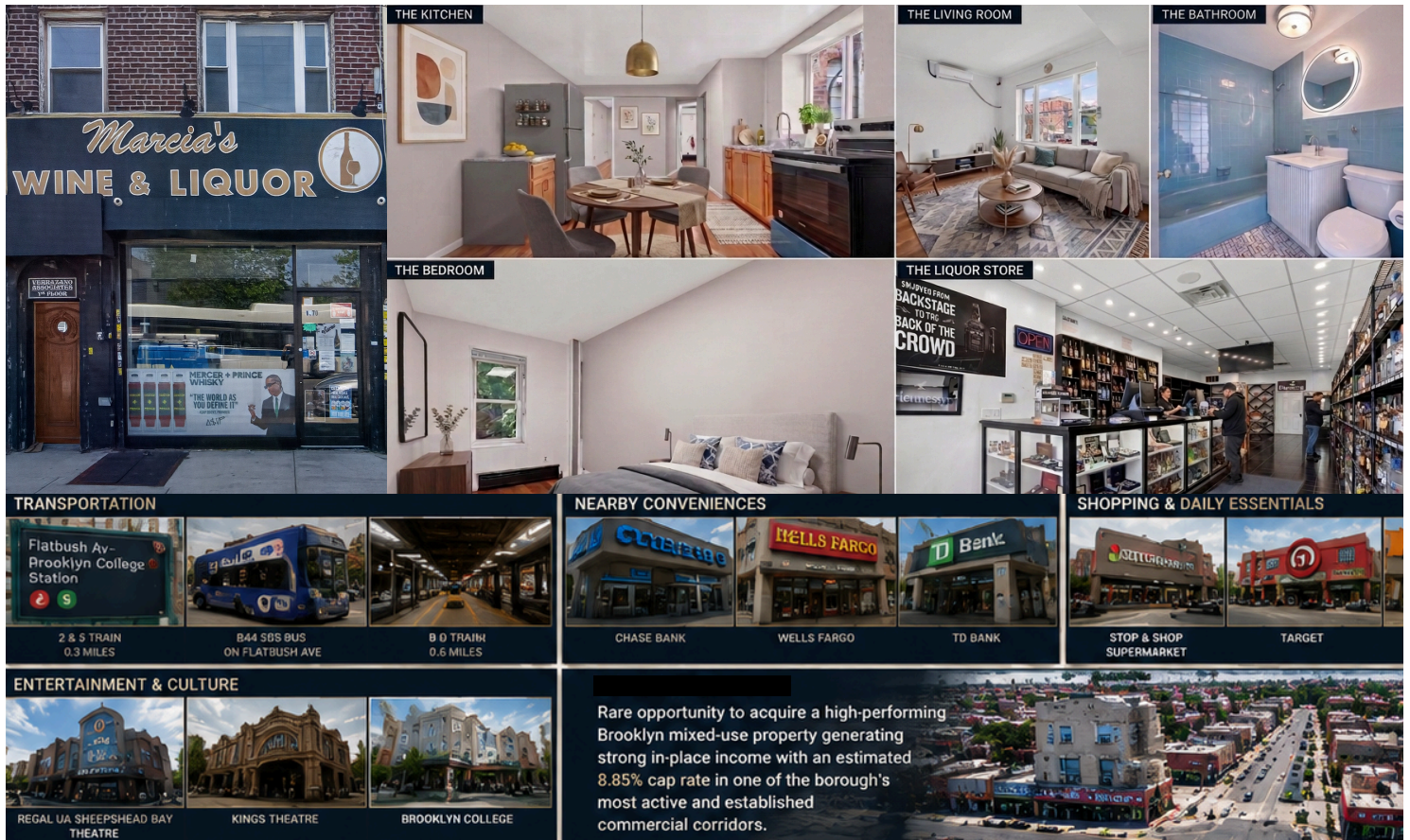
Flatbush Avenue remains one of Brooklyn’s most active and recognizable commercial corridors, connecting multiple densely populated residential neighborhoods with retail, dining, transportation, and entertainment destinations.

The surrounding area continues to experience steady residential demand, ongoing neighborhood investment, and strong consumer traffic driven by both local residents and commuters. The corridor is home to a diverse mix of:

- National retailers
- Local restaurants and cafés
- Service-oriented businesses
- Medical and wellness operators
- Fitness concepts
- Professional offices
- Cultural and community destinations

Its accessibility, density, and continuous commercial activity make Flatbush Avenue a highly desirable location for both tenants and long-term investors.

Rare opportunity to acquire a high-performing Brooklyn mixed-use asset generating strong in-place income with an estimated 8.85% CAP RATE and long-term appreciation potential on one of Brooklyn’s busiest commercial corridors.



Rare opportunity to acquire a high-performing Brooklyn mixed-use property generating strong in-place income with an estimated 8.85% cap rate in one of the borough's most active and established commercial corridors.



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