

FOR SALE - MAJOR PRICE REDUCTION

# 2061-2063 86TH STREET

BENSONHURST, BROOKLYN, NY 11214



CUSHMAN &  
WAKEFIELD

# EXECUTIVE SUMMARY

# PROPERTY INFORMATION

**REDUCED ASKING PRICE: \$5,900,000**



Cushman & Wakefield has been retained on an exclusive basis to arrange for the sale of 2061-2063 86th Street, Bensonhurst, Brooklyn, NY.

- **ASKING PRICE: \$5,900,000**
- **GROSS ANNUAL INCOME: \$586,633**
- **NET OPERATING INCOME: \$390,000**
- **CAP RATE: 6.6%**
- **BUILDING SF: 8,280 + storage basement**
- **PRICE PER SF: \$713**
- **GROSS RENT PER SF: \$70.85**
- Located on the “right side of the street” on one of the busiest retail blocks in Bensonhurst.
- Situated on a 40’ x 100’ plot of land, improved by a 3-story 8,280 SF retail building.
- The 3-story building includes a high ceiling retail store. The fully sprinklered second floor and basement are used for storage allowing the first floor to be used primarily for selling space. The third floor is not used.
- Currently occupied by Foot Locker Retail, Inc. on a net lease that runs thru January 2031.
- The extension beginning February 2026 was very recently negotiated and executed. Foot Locker has been a tenant there since 2010.
- While Foot Locker has been closing underperforming stores, they have elected to extend their occupancy at this location. Foot Locker has over 2,000 stores, Foot Locker was acquired by Dick’s Sporting Goods (NYSE-DKS) for \$2.4 Billion in September 2025.
- Surrounded by multiple bus stops. Subway entrance is down the block by 20th Avenue. Municipal Parking lot is directly across the street. High vehicular, subway and pedestrian counts.
- Neighboring tenants include Bank of America, Chipotle, TD Bank, City MD, two Chase Banks, Citibank, AT&T, Carter’s/OshKosh, Gap and many other national and local retailers, restaurants, banks, and health care facilities.
- The available/unused air rights for residential, commercial or community facility use further enhance the opportunity.

## PROPERTY INFORMATION

Address:	2061-2063 86th Street, Bensonhurst, Brooklyn, NY 11214
Submarket:	Bensonhurst
Block & Lot:	6346-54
Lot Dimensions:	40’ x 100’
Lot SF:	4,000 SF (approx.)

## BUILDING INFORMATION:

Property Type:	Retail + Storage
Building Dimensions:	40’ x 97’
Stories:	3 plus storage basement
Street Level Retail:	3,880
Second Floor Storage:	2,200
Third Floor (see note):	2,200
<b>Total Aboveground:</b>	<b>8,280</b>

Note: per Certificate of Occupancy, third floor may not be used.

## ZONING INFORMATION

Zoning:	C4-2
Commercial FAR (As-of-Right):	3.40
Residential FAR (As-of-Right):	3.00
Community Facility FAR:	4.80
<b>Total Buildable SF (Commercial):</b>	<b>13,600</b>
<b>Total Buildable SF (Residential):</b>	<b>12,000</b>
<b>Total Buildable SF (Comm. Facility):</b>	<b>19,200</b>

## NYC FINANCIAL INFORMATION (25/26)

Total Assessment:	\$1,720,440
Tax Rate:	10.848%
Annual Property Tax:	\$186,633

All measurements and square footage numbers are approximate and should be independently verified.



Tenant:	Foot Locker Retail, Inc.
Premises	Entire Property
Rentable SQ. FT. *	8,280
Base \$/SF	\$48.30
Lease Expiry	1/31/31
Monthly Base Rent	\$33,333
Annual Base Rent	\$400,000
Reimbursement Revenue **	\$186,633
Gross Annual Income	\$586,633
Gross \$/SF	\$70.85

This five year extension was recently executed. Foot Locker has been a tenant in this property since 2010.

\* Square footage does not include storage basement. Per C of O, third floor cannot be used.

\*\* Reimbursement revenue is 100% of real estate taxes. Tenant also pays all utilities.



# INCOME & EXPENSES

## REVENUE

Monthly Base Income	\$33,333
Annual Base Income	\$400,000
Reimbursement Revenue	\$186,633
Gross Annual Income	\$586,633

## EXPENSES

Real Estate Taxes	\$186,633
Insurance	\$10,000
Total:	\$196,633

Gross Annual Income:	\$586,633
Less Expenses:	\$196,633
Net Operating Income:	\$390,000



# RETAIL MAP



**FOR SALE - MAJOR PRICE REDUCTION  
NET LEASED RETAIL**

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FOR ADDITIONAL INFORMATION OR TO ARRANGE A TOUR  
PLEASE CONTACT EXCLUSIVE BROKER:

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