

**\*FOR SALE\***

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**AVENUE MIXED USE DEVELOPMENT SITE**

**2343-2383 Utica Avenue  
Flatlands, Brooklyn, NY 11234**

**At the Intersection of Utica Ave, Fillmore Ave, Flatbush Ave, and Avenue S**

*Located near Kings Plaza with Excellent Transportation Access  
Heavy Vehicular Traffic—Over 40,000 Vehicles per Day  
Nearly 350' Frontage*

**C8-1 Zoning: 83,702 SF Buildable  
2.4 Community Facility FAR**

**Plot of 34,876 SF with 50 Car Parking Lot:**

**3,614 SF Quick Service Restaurant with Drive Through  
*Lease Expiration: December 31, 2025***

**10,000 SF Retail Building (8,040 SF Ground Floor) with Elevator Accessed Mezzanine  
*Lease Expiration: Q1 2027***

For additional information or an inspection, please contact Exclusive Agent:

**M.C. O'BRIEN, INC.**

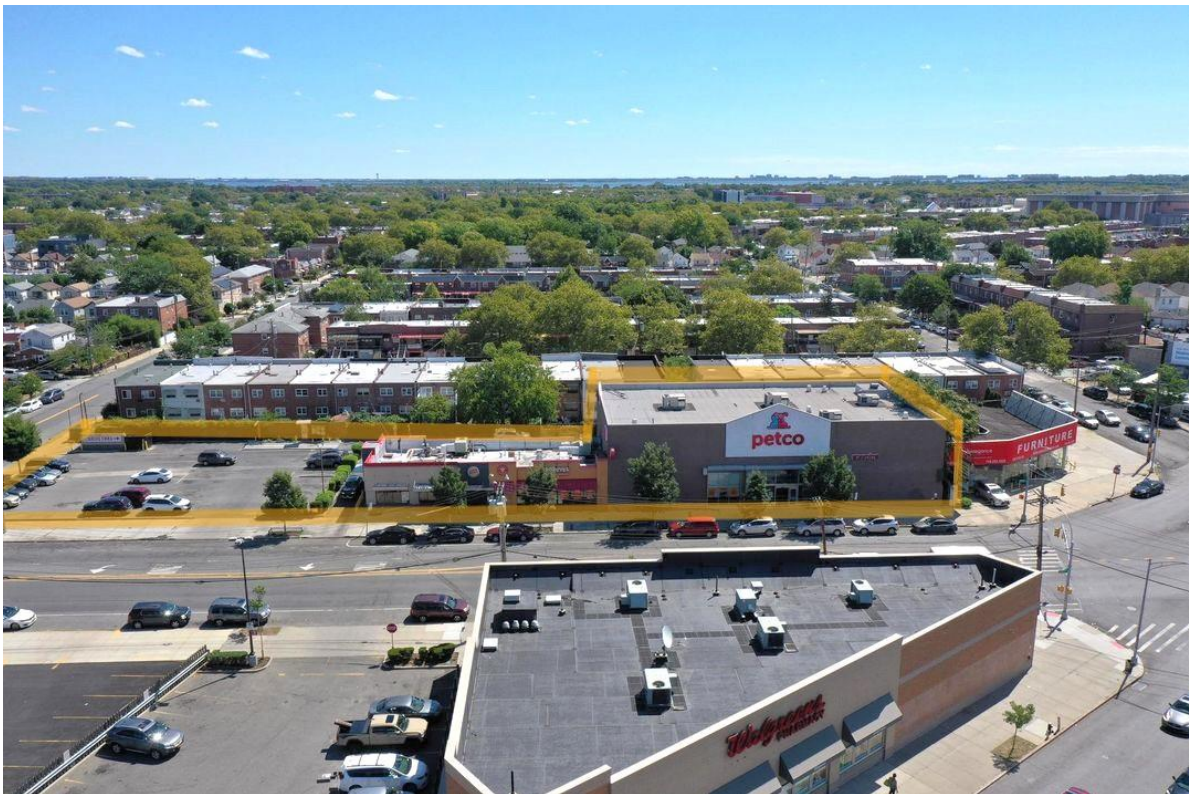
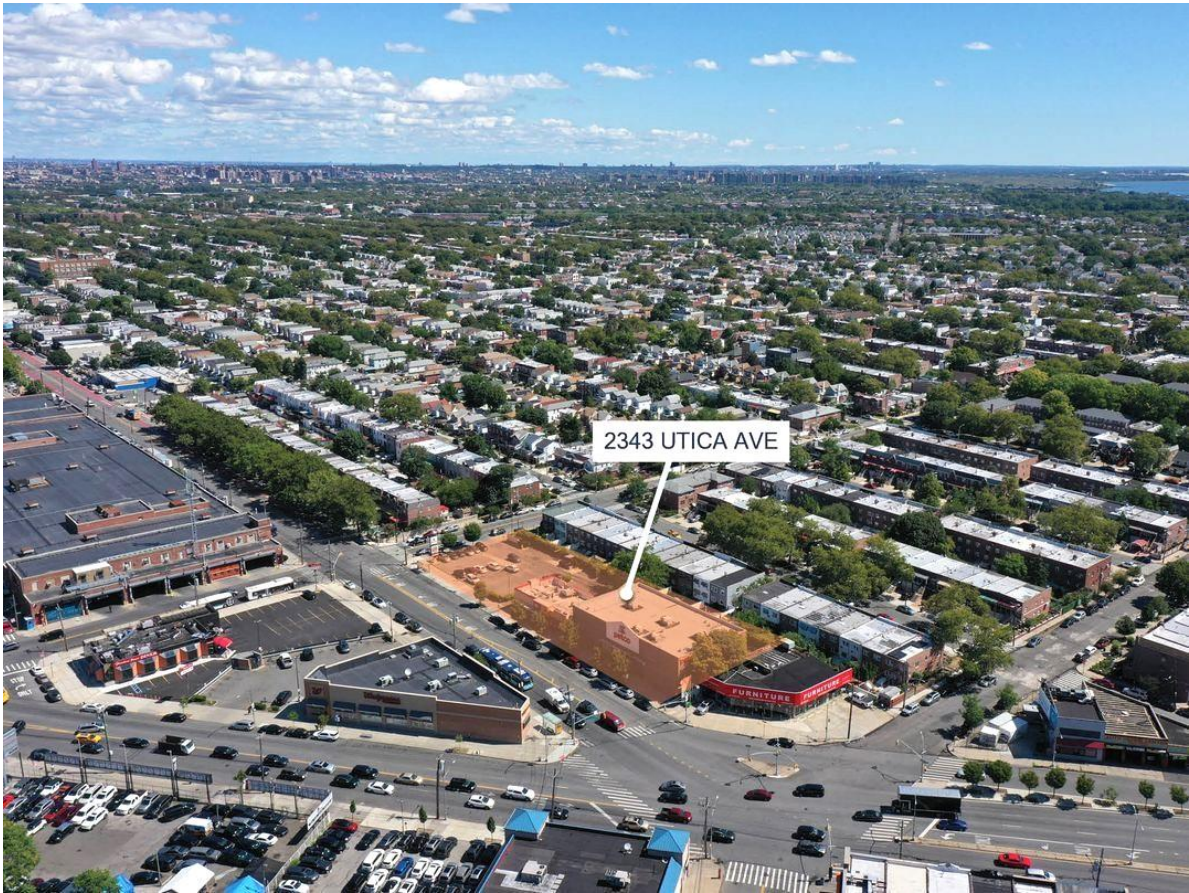
**William P. O'Brien, SIOR**  
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All offers submitted subject to prior lease, change in price, corrections or omissions, or withdrawal from market without notice.  
Commissions due cooperating brokers deemed earned after executed brokerage agreement acknowledged by this office.

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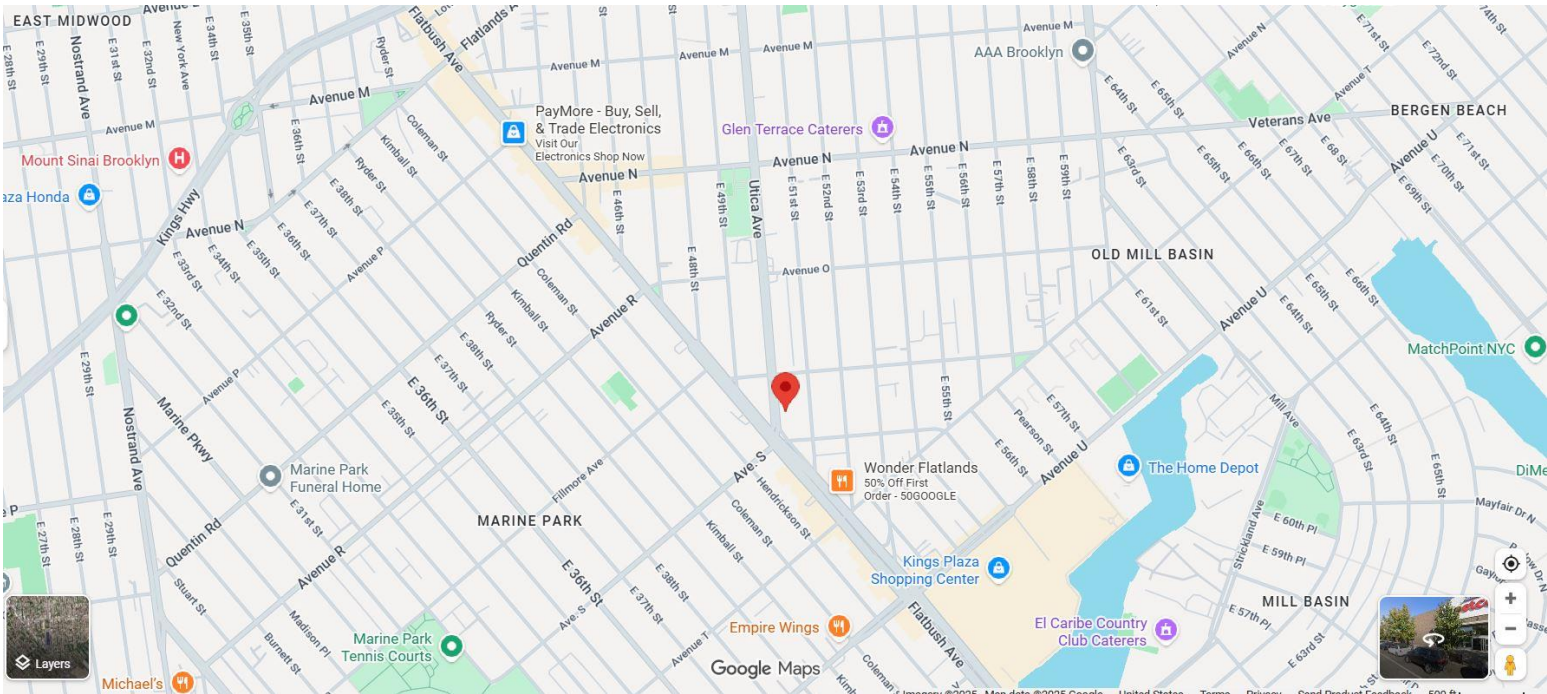


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**Join:**



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