



B · SQUARE REALTY 盛世地產



BARBIE LI
REAL ESTATE TEAM

6.4% CAP RATE

HIGH-EXPOSURE

FLATBUSH AVE RETAIL ASSET

FOR SALE

\$1,988,000

BUILDING HIGHLIGHTS

Property Type: Retail

Lot Size: 5,705 SF

Building Size: 3,740 SF

Feature: 4 Retails

C2-2 / R5 zoning

Approximate maximum
buildable square

footage of 8,558 SF

1800 FLATBUSH AVE,
BROOKLYN, NY 11210



ALL INFORMATION INCLUDING BUT NOT LIMITED TO LOT SIZE, TAXES, AND AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.

FINANCIAL OVERVIEW

ALL INFORMATION INCLUDING BUT LIMITED TO LOT SIZE, TAXES, AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.

PROPERTY INCOME				
Rent Roll	Address	Name	Rent	Rent/Year
Tenant 1	1800-1802 Flatbush	99c Store	\$3,500	\$42,000
Tenant 2	1804 Flatbush	Dental Office	\$3,500	\$42,000
Tenant 3	1806 Flatbush	Vacant	\$3,500	\$42,000
Garage	4 car Garage	Sign guy	\$800	\$9,600
TOTAL INCOME				\$135,600
PROPERTY EXPENSE (ANNUALLY)				
INSURANCE				\$8,500
TOTAL EXPENSE*(RE tax is paid by tenant, Owner only pay insurance)				\$8,500
*Projected income			CAP RATE	NET INCOME
			6.4%	\$127,100



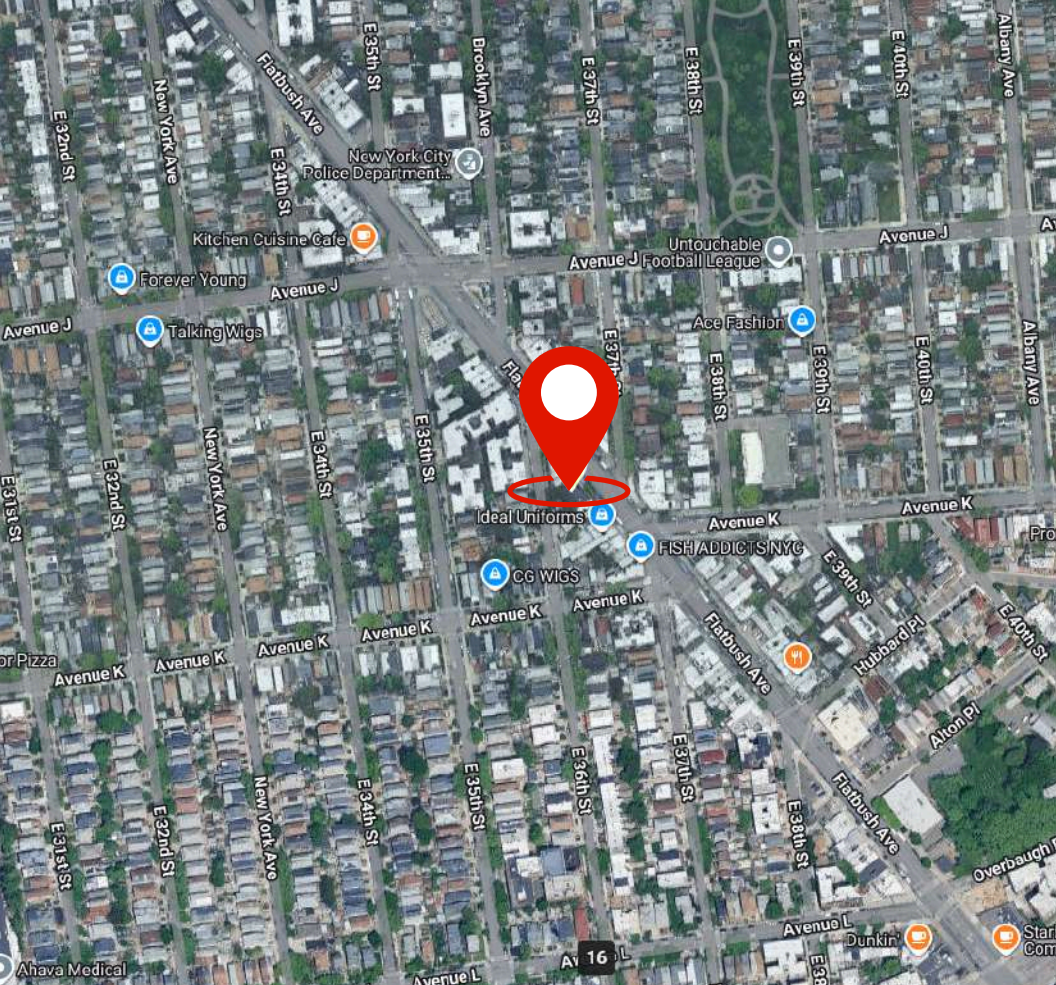
1800-1802 Flatbush



1804 Flatbush



1806 Flatbush



6.4% CAP RATE HIGH-EXPOSURE FLATBUSH AVE RETAIL ASSET

Exceptional retail investment opportunity on the highly visible Flatbush Avenue corridor in Brooklyn. This approximately 3,740 SF commercial property features **four storefronts with strong street presence**, excellent exposure, and approximately 70 feet of frontage along one of the area's most active commercial thoroughfares. Surrounded by a dense residential population, established neighborhood businesses, and consistent foot and vehicular traffic, this property is exceptionally well positioned for both current performance and future growth.

The asset is currently configured **with 3 leased retail units, 1 vacant storefront**, and additional income from a leased 4-car garage, creating multiple income streams with built-in upside. This configuration provides immediate in-place cash flow while preserving meaningful value-add potential through lease-up, repositioning, or owner-user occupancy. The multi-storefront layout further enhances leasing flexibility and broadens the property's appeal for investors seeking both stability and future growth.

Located within a **C2-2 / R5 zoning district**, the property also offers attractive long-term development potential, with an **approximate maximum buildable square footage of 8,558 SF**, subject to independent verification. Whether for an investor looking to capitalize on existing cash flow and future appreciation, or for an owner-user seeking a prominent Brooklyn location with additional upside, this is a compelling opportunity to acquire a well-positioned commercial asset on one of the borough's busiest corridors.



Listing Agent

Barbie Li

Lic. R.E Broker
Team Leader of BLT
Team Mentor of B2STARS

Schedule a Showing
Email us at info@barbieliteam.com

More information
please call at **646-889-9988**

ADD OUR WECHAT ACCOUNT



B² B · SQUARE REALTY 盛世地產
T: (718)939.8388 136-20 38th Ave 3E, Flushing NY 11354
COMING SOON 800 Northern Blvd, Great Neck, NY 11021

BARBIE LI
REAL ESTATE TEAM

Barbiebroker @barbie_li_ny_broker

ALL INFORMATION INCLUDING BUT LIMITED TO LOT SIZE, TAXES, AGE OF PROPERTY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS.

