

9110 AVENUE L BROOKLYN, NY 11236

CANARSIE | MIXED-USE



AERIAL MAP



EXECUTIVE SUMMARY

Matheos Realty Group is pleased to present the exclusive offering of 9110 Avenue L, a fully-occupied renovated mixed-use property located in the heart of Canarsie, Brooklyn. The building features three free market units, two residential apartments above a ground-floor retail space, collectively totaling a strong and reliable income stream. The building is fully occupied and currently generates approximately \$105,600 in gross annual income and \$75,363 in net operating income, supported by modest operating expenses of \$28,125, offering investors a healthy cash-flowing asset.

Over the years, the owner has maintained the property with care, ensuring stable operations and dependable tenancy. The mixed-use configuration appeals to a broad renter base, balancing residential demand with a steady retail presence along a well-trafficked corridor. This combination of steady occupancy and low management intensity positions the asset as a secure, long-term hold with future rental upside.

Located within Canarsie, the property sits in a neighborhood known for its strong community fabric, high housing demand, and essential local retail. Residents benefit from proximity to area conveniences, including supermarkets, national retailers, schools, parks, and key neighborhood services. The surrounding commercial activity enhances foot traffic for the retail tenant while providing everyday amenities for the building's residents. Transit accessibility is robust, with multiple bus routes connecting directly to major transit hubs, offering seamless access to Downtown Brooklyn, the broader MTA network, and Manhattan. This blend of stable income, operational efficiency, neighborhood amenities, and transportation connectivity makes 9110 Avenue L an attractive opportunity for investors seeking a reliable, yield-driven asset in a mature and dependable Brooklyn market.

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AREA MAP



PROPERTY INFORMATION

PORTFOLIO INFORMATION

Address	9110 Avenue L
City, State, Zip	Brooklyn, NY 11236
Neighborhood	Canarsie
Cross Streets	E 91 st & E 92 nd Street
Block-Lot	08256-0043
Lot Size	23 ft x 100 ft
Lot SF	2,300
Zoning	R5D/C1-3
FAR	2.00

BUILDING INFORMATION

Building Class	S2
Building Size	20 ft. x 50 ft.
Building SF	2,621
Stories	2
Residential Units	2
Commercial Units	1
Total Units	3

TAX INFORMATION

Assessment	\$39,413
Tax Class	2
Taxes	\$7,916



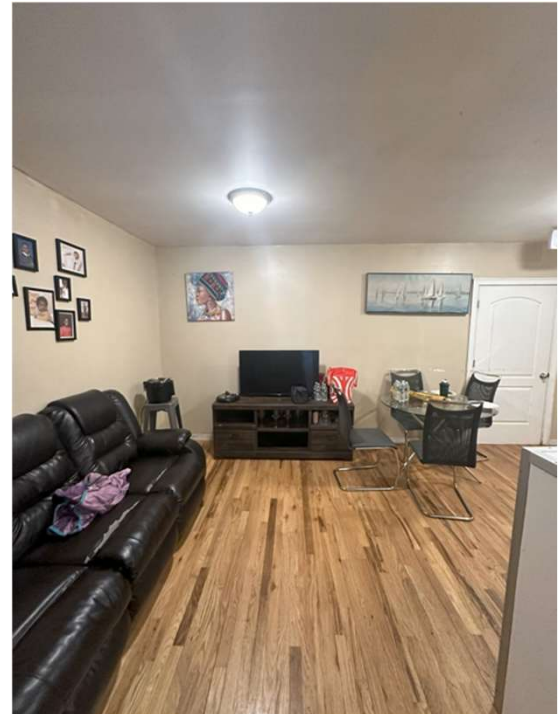
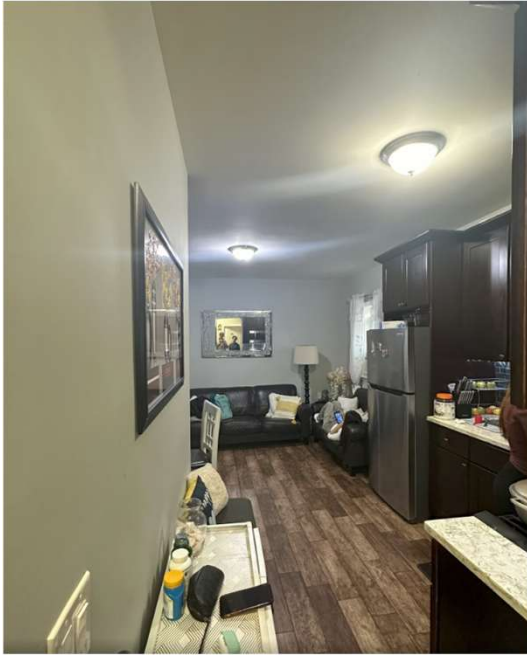
REVENUE & EXPENSES

UNIT	BED/BATH	STATUS	APPROX. SF	MONTHLY RENT	ANNUAL RENT
Store		FM	1,000	\$ 4,300.00	\$ 31,200
Apt. 1	1 Bed/1 Bath	FM	500	\$ 1,900.00	\$ 22,800
Apt. 2	2 Bed/1 Bath	FM	800	\$ 2,600.00	\$ 51,600
Total			2,200	\$ 8,800.00	\$ 105,600

REVENUE	ANNUAL
Monthly Income	\$ 8,800
Gross Income	\$ 105,600
Vacancy	2.0% \$ (2,112)
Effective Gross Income	\$ 103,488

EXPENSES (Est.)	ANNUAL
Real Estate Taxes	7.65% \$ 7,916
Insurance	5.80% \$ 6,000
Gas	4.35% \$ 4,500
Electric	0.97% \$ 1,000
Water/Sewer	2.42% \$ 2,500
Maintenance/Repairs	3.00% \$ 3,105
Management	3.00% \$ 3,105
Total Expenses	27.18% \$ 28,125
NET OPERATING INCOME	\$ 75,363

INTERIOR PHOTOS



NEIGHBORHOOD INFORMATION

Canarsie is one of Brooklyn's most enduring and community-driven neighborhoods, defined by its stability, strong housing demand, and a well-established local retail ecosystem that supports both residents and small businesses. Known for its quiet, low-density residential blocks and predominantly owner-occupied housing stock, the neighborhood offers a sense of continuity that has made it a highly desirable destination for families seeking long-term roots in Brooklyn. Tree-lined streets, well-kept homes, and a deep sense of neighborhood pride create a uniquely welcoming environment within New York City's urban fabric.

The commercial corridors—particularly Rockaway Parkway, Avenue L, and Seaview Avenue—form the backbone of Canarsie's retail landscape, hosting a mix of national brands, essential service providers, and local businesses that cater to day-to-day needs. These corridors produce steady foot traffic and support a durable retail base, contributing to the stability of mixed-use assets throughout the area. Canarsie also benefits from proximity to major shopping destinations such as the Canarsie Plaza and the broader Gateway Center retail district.

Recreationally, residents enjoy access to Canarsie Park, the Fresh Creek Nature Preserve, and the Canarsie Pier—one of Brooklyn's most iconic waterfront spaces, offering fishing, biking, and sweeping views of Jamaica Bay. These amenities add meaningful lifestyle value and contribute to the area's long-term appeal. Supported by strong community ties, predictable tenant demand, and consistently stable residential occupancy, Canarsie continues to stand out as a resilient, investment-friendly submarket with a track record of weathering economic cycles while maintaining steady population and retail performance.



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