

TRI STATE COMMERCIAL®

FOR SALE

3,000 SF 3-STORY CORNER PROPERTY IN EAST NEW YORK - OVER 8% PROJECTED CAP

1108 Blake Avenue

Brooklyn, NY 11208

Between Montauk Avenue & Atkins Avenue

\$1,500,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

MAX BRIZER
212.433.3355 x1017
max.b@tristatecr.com

FREDDY MEYTN
212.433.3355 x227
freddy.m@tristatecr.com

JOVAN SAMEYAH
212.433.3355 x1021
jovan.s@tristatecr.com

TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

Prime mixed-use investment opportunity in East New York, Brooklyn, featuring a three-story corner property totaling approximately 3,000 square feet with two residential units, a private garage, and an established deli occupying the first floor. Anchored by the deli tenant in place through 2030 with annual rent increases, the asset offers stable income and strong upside potential, supported by a projected 8.6% cap rate and approximate pro forma NOI of \$132,834. The property benefits from excellent visibility near Montauk and Atkins Avenues, a glass storefront with strong signage exposure, move-in ready retail space with existing plumbing, private garage parking, and convenient access to major subway lines, bus routes, highways, and a dense surrounding residential population.

LOCATION OVERVIEW

Located in the East New York neighborhood of Brooklyn, 1108 Blake Avenue benefits from a densely populated and highly accessible location surrounded by a strong mix of residential and commercial activity. The property is positioned near major thoroughfares including Pitkin Avenue, Sutter Avenue, and Linden Boulevard, providing excellent visibility and convenient access to neighborhood retail, restaurants, and everyday services. With close proximity to public transportation, including nearby subway and bus lines, as well as direct access to major highways connecting Brooklyn and Queens, the property is well-positioned to support a wide range of residential and commercial uses within a growing and active market.

Address	1108 Blake Avenue, Brooklyn, NY 11208
Location	Between Montauk Avenue & Atkins Avenue
Block/Lot	4071/31
Zoning	R5/C1-3
Lot Dimensions	20 x 70 SF
Lot Size	1,400 SF
Building Dimensions	20 x 50 SF
Building Size	3,000 SF
Building Class	S2
Total Retail Units	1
Total Residential Units	2
Tax Class	1



\$1,500,000

Offered At

3

Floors

Over 8%

Projected CAP

1

Total Retail Units

2

Total Residential Units

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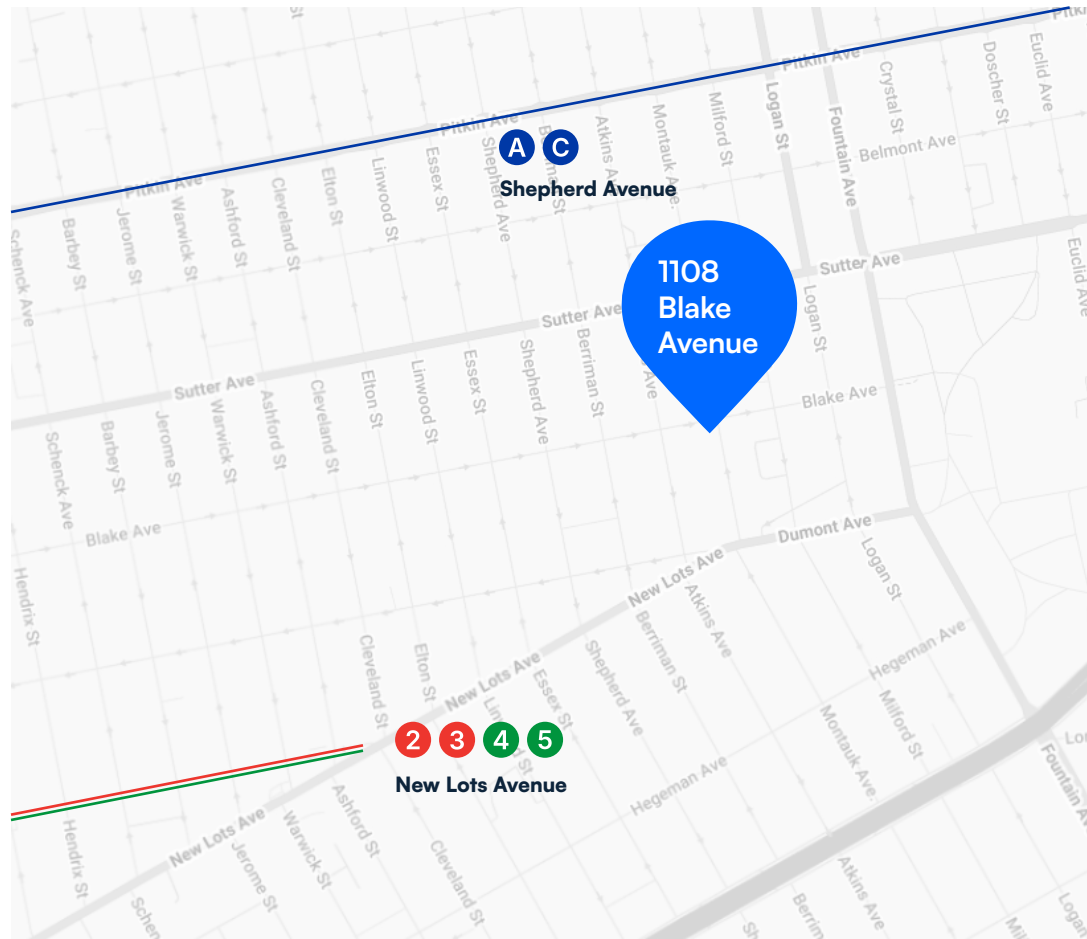
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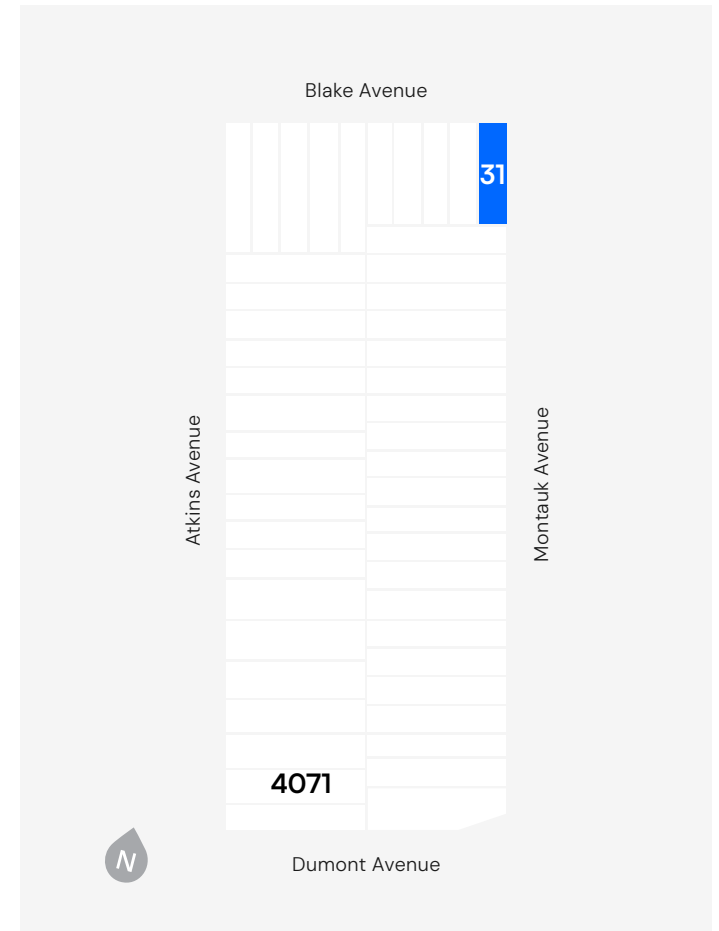
TRANSPORTATION AND TAX MAP

NEAREST TRANSIT

- C A Trains at Shepherd Avenue
- 2 3 4 5 Trains at New Lots Avenue
- B15 B14 Q8 Bus Lines



TAX MAP



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PROPERTY PHOTOS



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

SUNSET PARK

East New York is a rapidly growing Brooklyn neighborhood with a strong residential base, diverse community, and expanding commercial activity. The area benefits from excellent transportation access through multiple subway lines, bus routes, the Long Island Rail Road, and major highways connecting Brooklyn and Queens.

Ongoing public and private investment continues to transform the neighborhood through new housing developments, infrastructure improvements, and the redevelopment of the Broadway Junction transit hub into a major economic and transportation center. These projects are driving increased investor interest and long-term growth throughout the area.

POINTS OF INTEREST

- Broadway Junction
- Highland Park
- Gateway Center
- Shirley Chisholm State Park
- Cypress Hills Cemetery

DEMOGRAPHICS

Within a one-mile radius of the property

46,593	136,038	\$75,445
Total Households	People	Avg Household Income

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