

TRI STATE COMMERCIAL®

**FOR SALE**

4,000 SF VACANT SINGLE-STORY CORNER COMMERCIAL BUILDING

# 1087 Utica Avenue

Brooklyn, NY 11203

Corner of Beverley Road & Utica Avenue

SHLOMI BAGDADI  
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**TSC.**

## PROPERTY SUMMARY

### EXECUTIVE SUMMARY

1087 Utica Avenue presents a versatile commercial opportunity at a prominent corner in East Flatbush, Brooklyn. The storefront offers wraparound frontage along Utica Avenue and Beverly Road, with high visibility and convenient ground-floor access. Its open, column-free layout features exposed brick and three means of egress, making it suitable for a range of retail and commercial uses. The building measures approximately 100 by 40 feet, with gas access and a commercial FAR of 1.0, offering a practical opportunity in a dense, active neighborhood.

### LOCATION OVERVIEW

Ideally located at the prominent corner of Utica Avenue and Beverly Road, 1087 Utica Avenue offers excellent frontage and visibility in a densely populated Brooklyn neighborhood. Its wraparound corner presence puts the storefront in view from both streets and provides convenient ground-floor access for customers. The property benefits from steady vehicular traffic and a strong nearby residential population, creating consistent exposure to local shoppers and commuters. Public transportation and bus lines are readily accessible, making the location convenient for customers, employees, and visitors traveling from nearby neighborhoods. The surrounding area features local retailers, boutiques, and everyday neighborhood amenities that contribute to an active commercial setting. Together, these features make the property an appealing opportunity for a business seeking a visible, accessible storefront in a well-established urban community.

|                     |                                        |
|---------------------|----------------------------------------|
| Address             | 1087 Utica Avenue, Brooklyn, NY 11203  |
| Location            | Corner of Beverley Road & Utica Avenue |
| Block/Lot           | 4761 / 1                               |
| Zoning              | C8-1                                   |
| Lot Dimensions      | 100 FT x 40 FT                         |
| Lot Size            | 4,000 SF                               |
| Building Dimensions | 100 FT x 40 FT                         |
| Building Size       | 4,000 SF                               |
| Commercial Units    | 1                                      |
| Building Class      | K1                                     |
| Utilities           | Gas Access                             |
| Commercial FAR      | 1.0                                    |
| Max. Commercial FAR | 1.0                                    |
| Max. Facility FAR   | 2.4                                    |
| Tax Class           | 4                                      |



**4,000 SF**

Building Size

**100 FT x 40 FT**

Building Dimensions

**100 FT**

Frontage

**1**

Commercial Units

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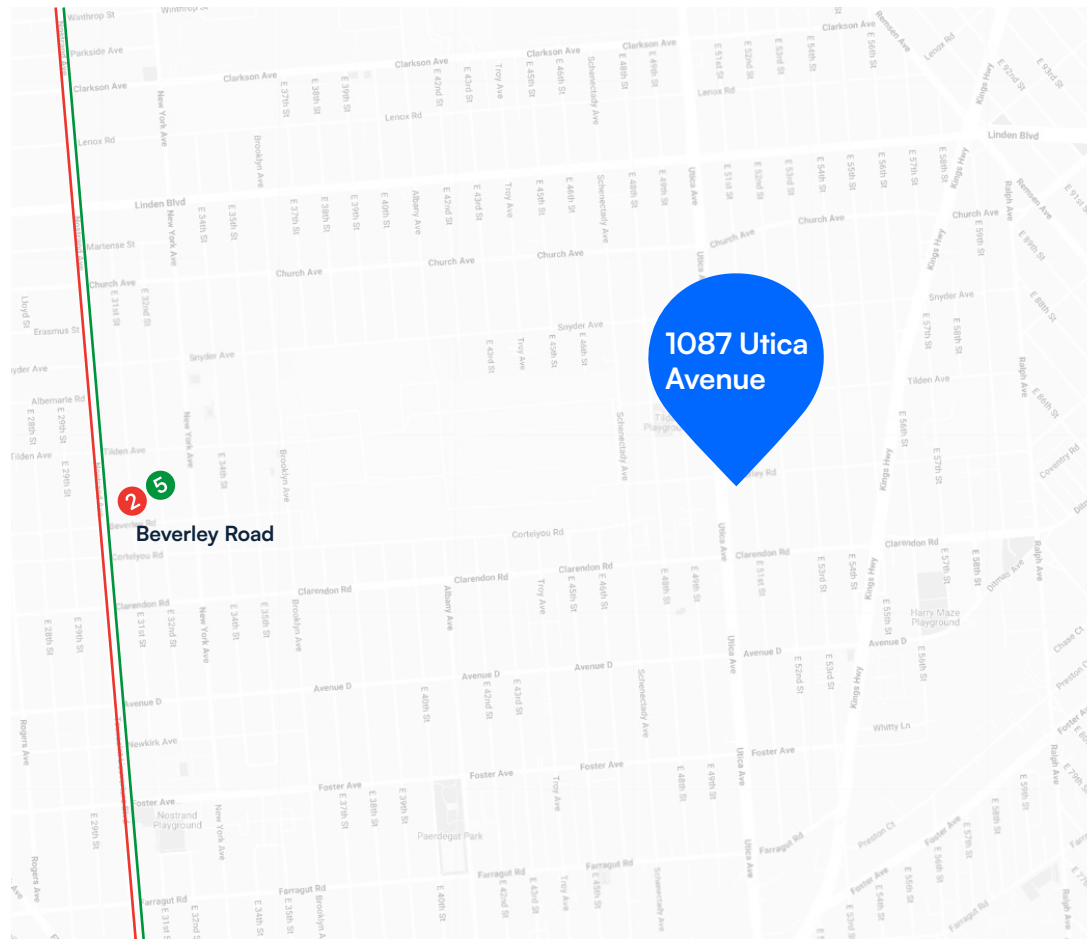
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## TRANSPORTATION AND TAX MAP

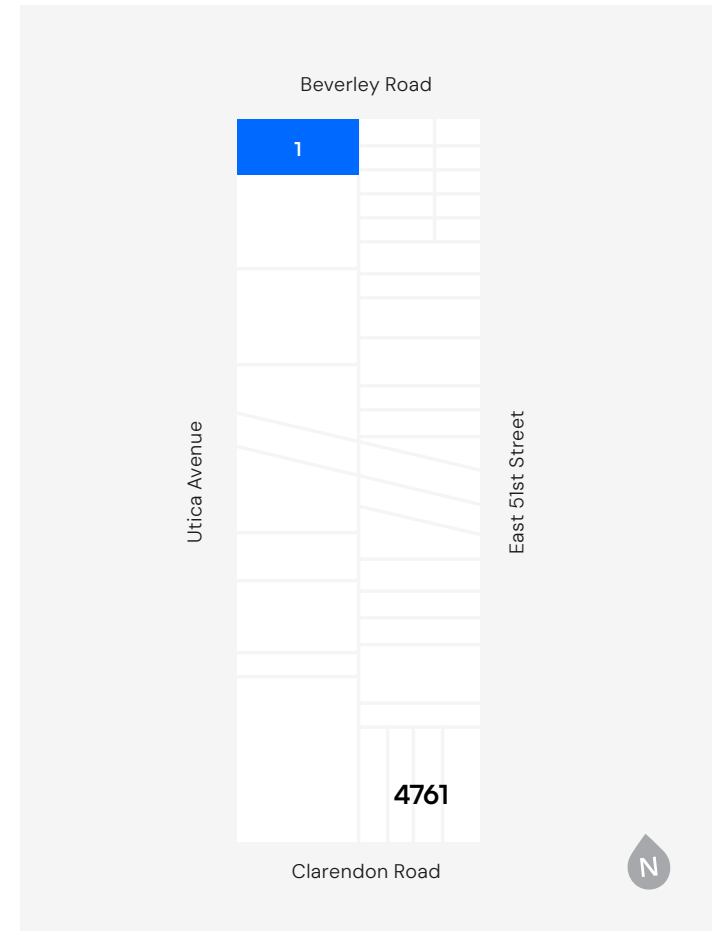
### NEAREST TRANSIT

**2** **5** Trains at Beverley Road

**B46** **B7** **B8** **B46-SBS** Bus Lines



### TAX MAP



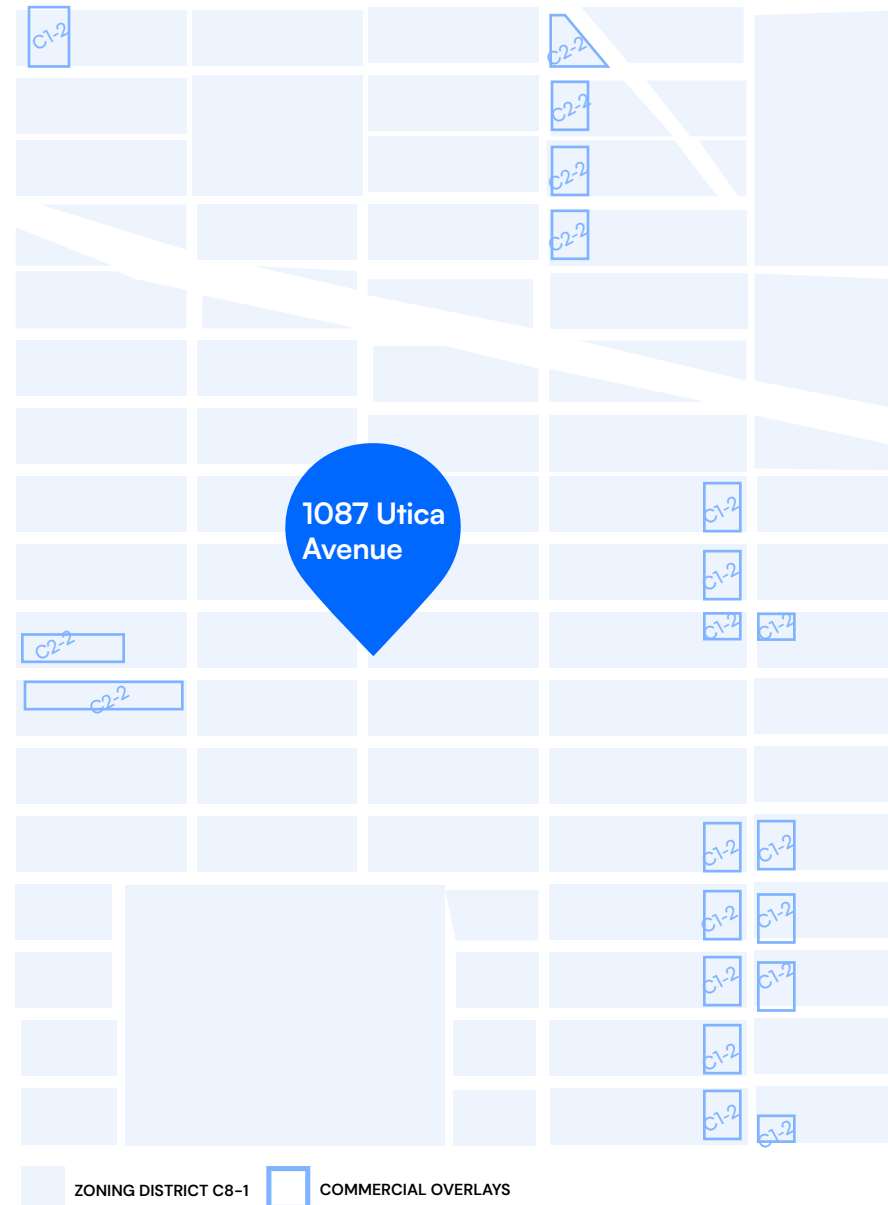
## ZONING

### C8-1

1087 Utica Avenue is located in a C8-1 zoning district, a general service commercial district often found along major streets and traffic corridors. C8 districts are intended for commercial activities that may require more space or generate more vehicle traffic than typical neighborhood retail, including automotive services and other heavy commercial uses. The district also permits a range of commercial uses, subject to the NYC Zoning Resolution and any applicable use-specific requirements.

For commercial development, C8-1 allows a maximum floor area ratio (FAR) of 1.0. This means the total commercial floor area is generally limited to an amount equal to the lot area. Community facility uses may be allowed up to a maximum FAR of 2.4, while residential use is not permitted in C8-1. Where a building combines commercial and community facility uses, the commercial portion remains subject to the commercial FAR limit.

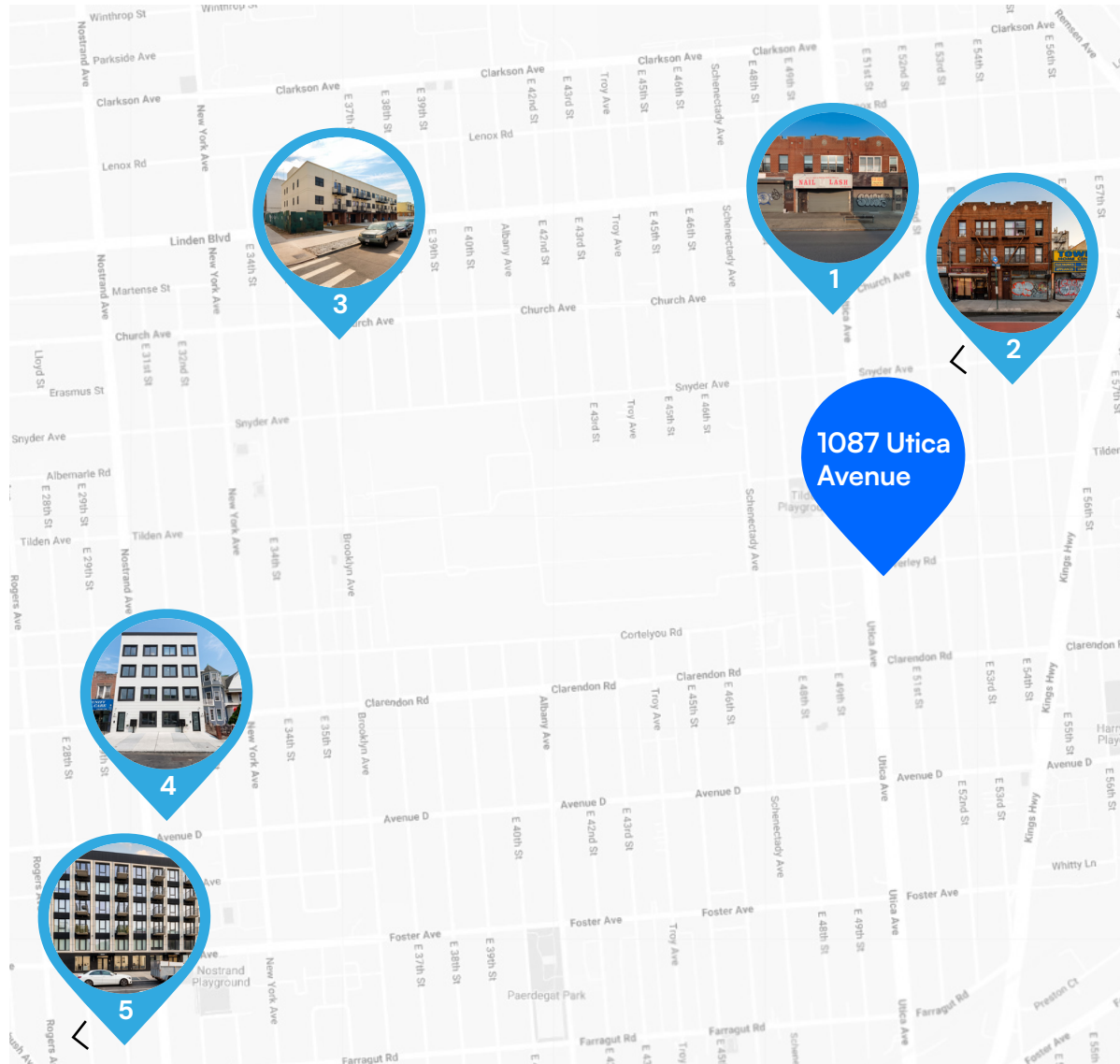
Building form is also regulated. In C8-1, height and bulk controls include a sky exposure plane that begins 30 feet above the street line, shaping how a building can rise as it extends farther from the street. Parking requirements depend on the proposed use; many commercial uses require accessory off-street parking, so the specific requirement should be checked for the intended business. These rules support the district's service-oriented character and are relevant when evaluating future renovations, a change of use, or redevelopment potential at the property.



## PROPERTY PHOTOS



## DEVELOPMENTS IN THE AREA



## BUILDING DEVELOPMENTS

### 1. 902 Utica Avenue, Brooklyn, NY 11203

A completed two-story mixed-use building, originally built in 1931. Public property records list about 3,360 square feet and three residential units, alongside commercial use. Its Utica Avenue storefront location places it on an active neighborhood retail corridor.

### 2. 927 Utica Avenue, Brooklyn, NY 11203

A mixed-use property with approximately 5,040 square feet on a 2,000-square-foot lot. Listings describe five two-bedroom apartments above one ground-floor commercial unit. The building is marketed as a potential investment property; current occupancy and sale terms should be confirmed with the listing broker.

### 3. 929–941 Brooklyn Avenue, Brooklyn, NY 11203

A group of six newly built, three-unit townhomes completed in 2024, totaling 18 apartments and about 25,290 square feet. The properties are near the Brooklyn Avenue and Church Avenue intersection. The listing describes the homes as move-in ready, with a mix of duplex layouts and residential units.

### 4. 1815 Nostrand Avenue, Brooklyn, NY 11226

A four-story walk-up apartment building with nine homes, reported as completed in 2025. It is on Nostrand Avenue in East Flatbush, near the Farragut Road and Foster Avenue area. NewYorkDaily

### 5. 2004 Nostrand Avenue, Brooklyn, NY 11210

A proposed four-story residential building with 12 planned apartments and roughly 5,850 square feet of residential space. The lot was reported as vacant, and the building application was approved in September 2026.



# ADVISORS BEFORE BROKERS

## LOCATION OVERVIEW

### EAST FLATBUSH

Located at the corner of Utica Avenue and Beverly Road, 1087 Utica Avenue sits along an active commercial corridor in East Flatbush, a residential Brooklyn neighborhood shaped by a rich mix of cultures and local businesses. Utica Avenue serves as a major neighborhood thoroughfare, bringing together everyday shopping, dining, personal services, and community-serving businesses. The property's corner position provides visibility from both streets, while its wraparound frontage and ground-floor access create a prominent presence for customers and passersby. A dense surrounding residential population supports steady neighborhood activity, and nearby bus routes make the corridor accessible from other parts of Brooklyn. Local shops, eateries, and services contribute to a practical, community-oriented setting for retailers and service businesses. The area also offers access to nearby parks and recreation, including Harry Maze Playground and Paerdegat Park, while larger Brooklyn destinations such as the Brooklyn Botanic Garden are reachable by transit.

### POINTS OF INTEREST

- Harry Maze Playground
- Paerdegat Park
- Lincoln Terrace Park
- Brooklyn Botanic Garden

### DEMOGRAPHICS

*Within a one-mile radius of the property*

42,456

Total Households

111,835

People

\$92,448

Avg Household Income

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# **4,000 SF**

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Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.