

PROPERTY SUMMARY

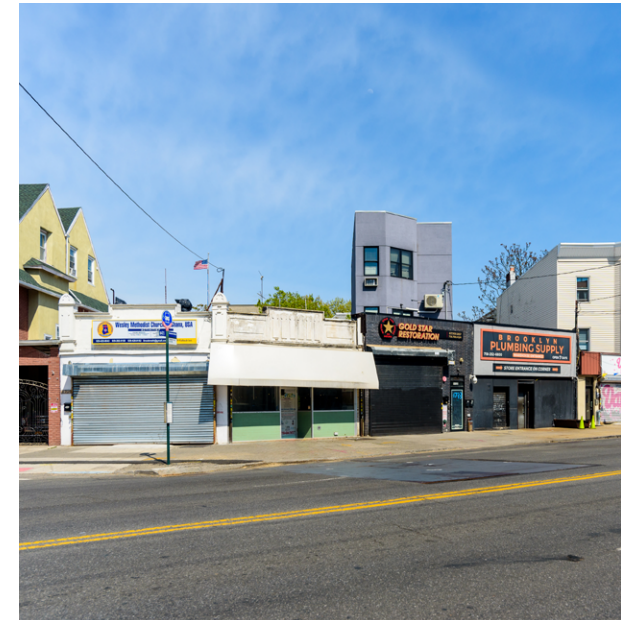
EXECUTIVE SUMMARY

1731 Flatbush Avenue presents a compelling retail and community-use investment opportunity in the heart of Flatbush, Brooklyn. This single-story commercial property is delivered vacant and features a glass storefront with floor-to-ceiling windows, ADA-compliant bathrooms, plumbing in place, an HVAC system, and a private backyard — all in a clean, move-in-ready condition. The property benefits from an existing Daycare Certificate of Occupancy, immediate visibility from a bus stop directly in front on the B41 line, and prime frontage along one of Brooklyn's most heavily trafficked corridors. With strong surrounding residential density and expansion potential, the space is ideal for end users or investors seeking a high-visibility location suited for childcare, therapeutic services, after-school programs, or community-focused organizations.

LOCATION OVERVIEW

Located along the prime commercial stretch of Flatbush Avenue in the heart of Flatlands, Brooklyn, 1731 Flatbush Avenue benefits from exceptional visibility and steady foot traffic along one of the borough's most heavily traveled corridors. With a B41 bus stop directly in front of the property, the location offers immediate transit access and strong exposure to the area's dense residential community. Nearby tenants and destinations include Kings Plaza shopping mall, Marine Park, and a mix of grocery stores, retail shops, and local service providers, making this a well-established destination for both end users and long-term investors.

Address	1731 Flatbush Avenue, Brooklyn, NY 11210
Location	Between East 35th Street & Brooklyn Avenue
Block/Lot	7599 / 8
Zoning	R2 / C2-2
Lot Dimensions	21.17 x 99.67 SF
Lot Size	2,110 SF
Building Dimensions	18 x 70 S FT
Building Size	2,000 SF
Building Class	K1
Total Commercial Units	1
Tax Class	4
Taxes (Year 26/27)	\$9,275



\$1,100,000

Offered At

5%

Projected CAP

1.25

Residential FAR

1.0

Commercial FAR

2.0

Community Facility FAR

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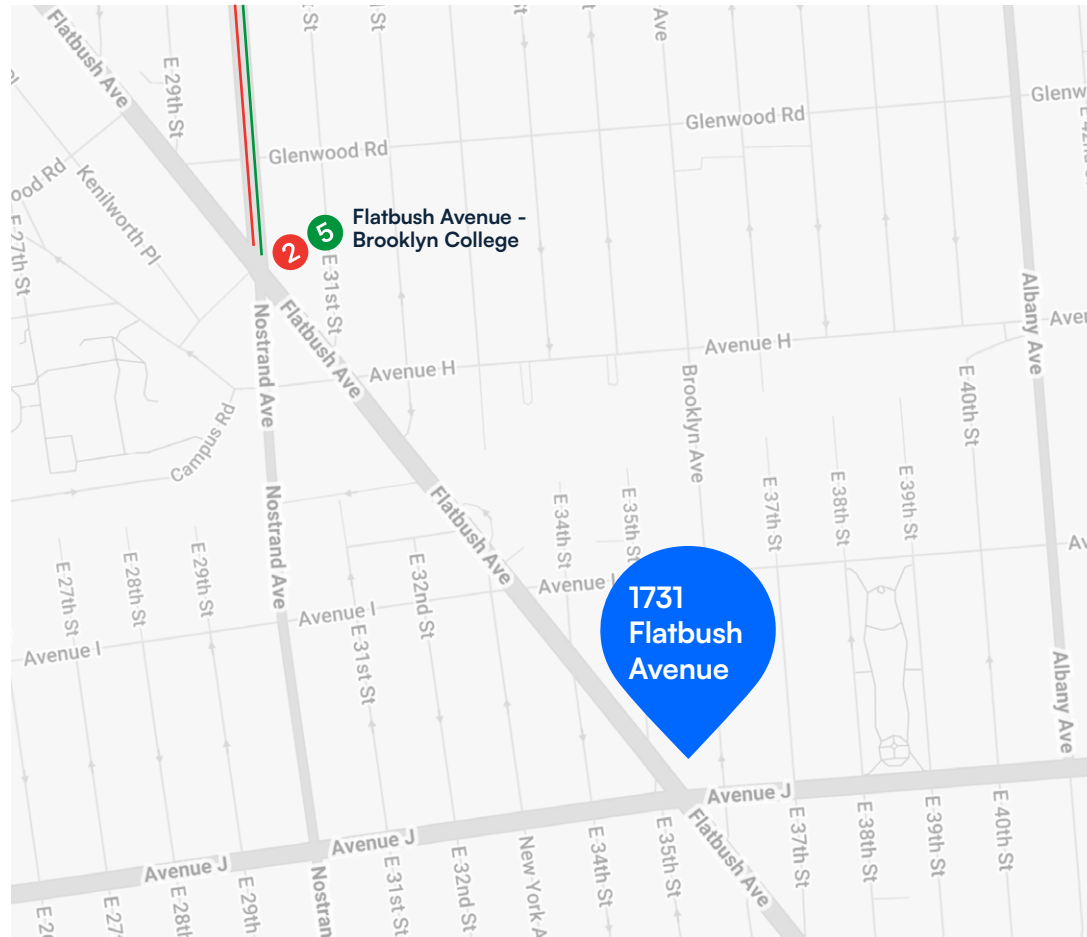
SAMUEL SHOUELA
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TRANSPORTATION AND TAX MAP

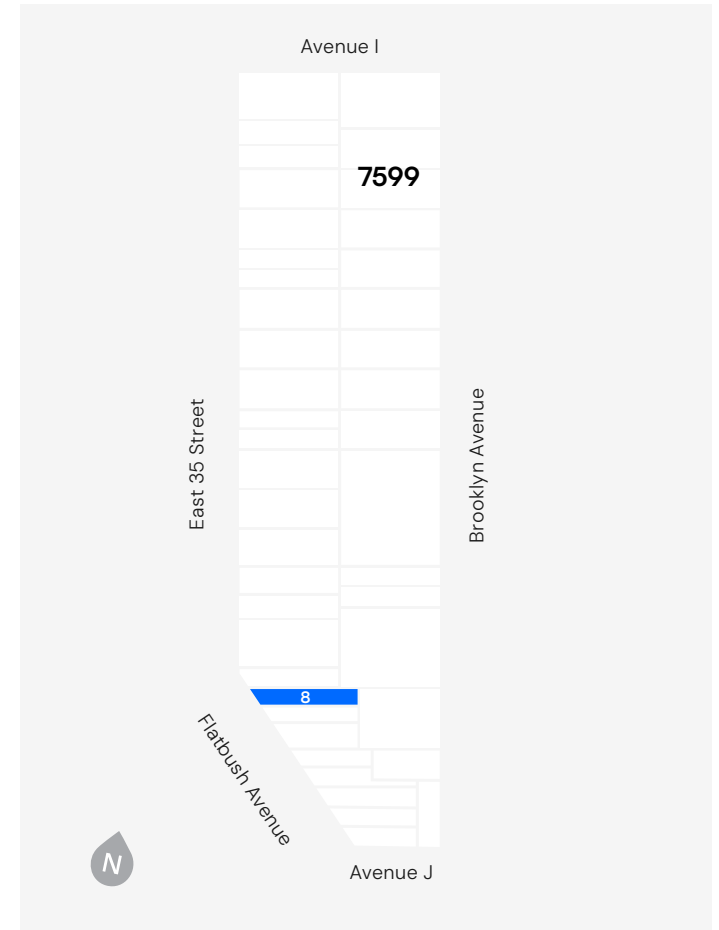
NEAREST TRANSIT

2 **5** Trains at Flatbush Av – Brooklyn College

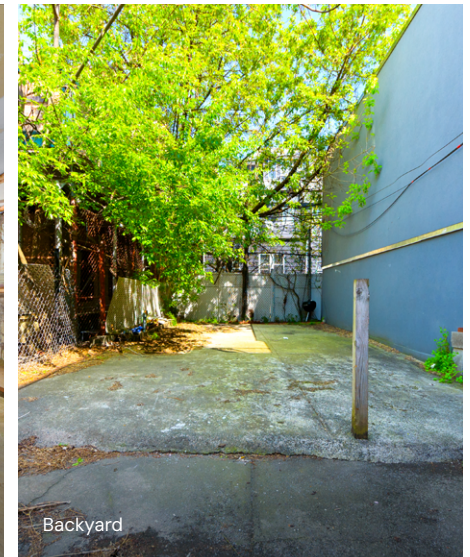
B41 **B44** **BM1** **B103** **BM2** Bus Lines



TAX MAP



PROPERTY PHOTOS



PROPERTY RENDERINGS



Current Condition



Daycare



Physical Therapy

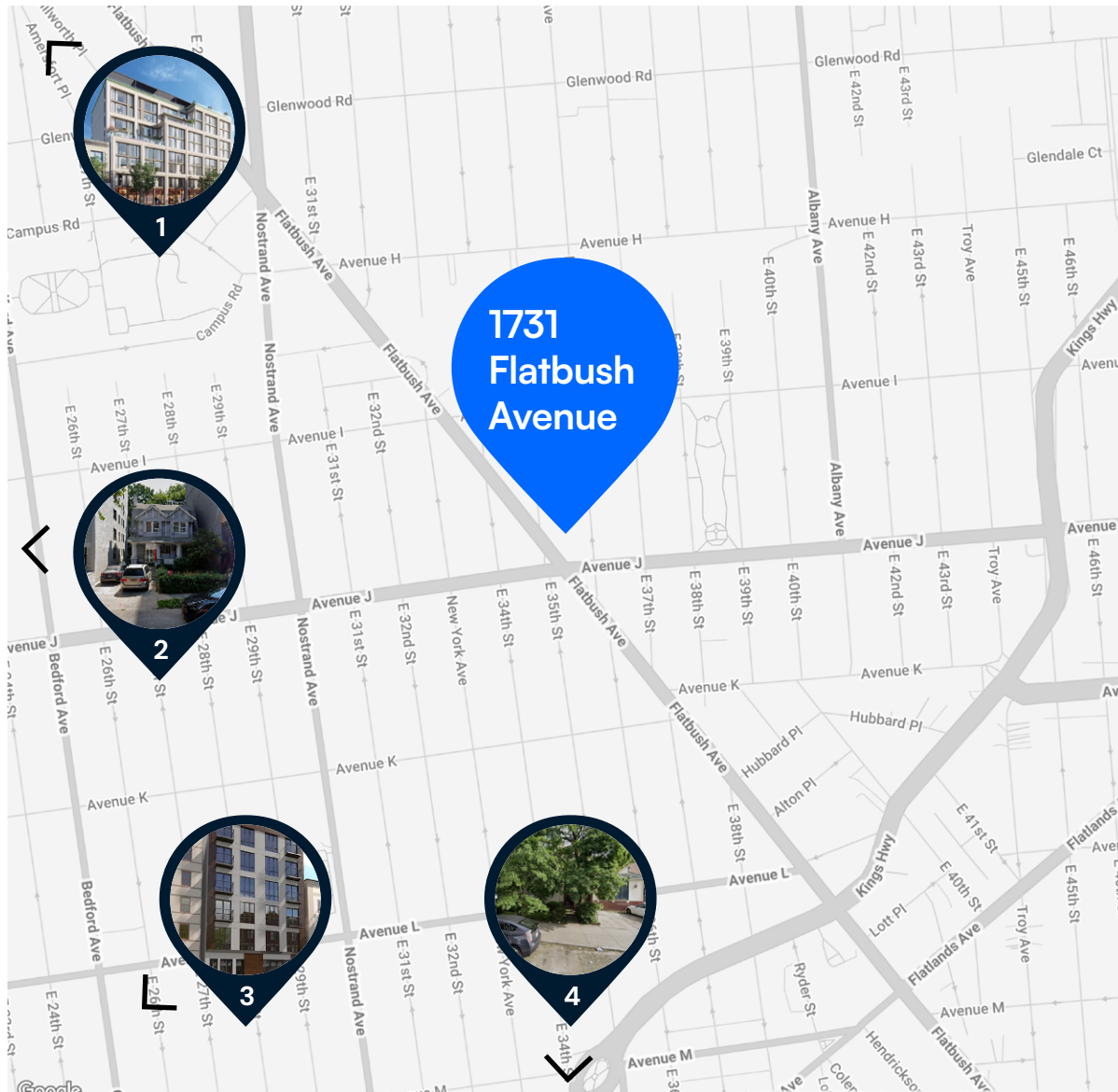


Community Service Organizations

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DEVELOPMENTS IN THE AREA



BUILDING DEVELOPMENTS

- 1. 757 Flatbush Avenue:** A 131-unit mixed-use development with ground-floor retail currently under construction.
- 2. 1187 Ocean Avenue:** Recently filed 7-story residential development contributing to continued neighborhood growth.
- 3. 1652 East 14th Street:** New 7-story mixed-use development with recent housing lottery activity.
- 4. 2124 Avenue P:** Newly proposed 12-story mixed-use project highlighting broader development momentum in the Midwood area.



ADVISORS
BEFORE
BROKERS

LOCATION OVERVIEW

FLATBUSH

Steeped in history and brimming with cultural energy, Flatbush stands as one of Brooklyn's most vibrant and enduring neighborhoods. Flatbush Avenue serves as the neighborhood's main commercial artery, lined with Caribbean restaurants, ethnic grocery stores, beauty supply shops, and local service providers that reflect the area's rich multicultural identity. With access to the B, Q, 2, and 5 subway lines and multiple bus routes, the neighborhood offers exceptional connectivity throughout the borough and into Manhattan. Long celebrated for its strong community character and everyday convenience, Flatbush continues to attract families, entrepreneurs, and businesses seeking a well-established and deeply connected Brooklyn address.

POINTS OF INTEREST

- Kings Theatre
- Flatbush Reformed Dutch Church
- Brooklyn College
- Prospect Park
- Flatbush Central Caribbean Marketplace

DEMOGRAPHICS

Within a one-mile radius of the property

42,409	115,983	\$112,137
Total Households	People	Avg Household Income

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1731 FLATBUSH AVENUE, BROOKLYN, NY 11210

2,110 SF

**TURNKEY DAYCARE OPPORTUNITY
PROJECTED 5% CAP**

Between East 35th Street & Brooklyn Avenue

For More Information Call: **212.433.3355**

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TSC.