TRI STATE COMMERCIAL®



FOR SALE

3,672 SF COMMERCIAL BUILDING WITH STRONG INCOME POTENTIAL

2172 Flatbush Avenue

Brooklyn, NY 11234

Between Quentin Road & Avenue R

$1,550,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
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RICHARD BABECK
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FREDY BAGDADI
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

2172 Flatbush Avenue presents a compelling 3,672 SF commercial investment opportunity in Brooklyn, NY, featuring a two-story building with a cellar and two commercial units that offer flexibility for a variety of business uses. Each unit has previously commanded strong rents independently, with Unit 1 generating approximately $6,000 per month and Unit 2 approximately $4,000 per month, indicating a combined income potential of nearly $120,000 annually at full occupancy. The property is delivered move-in ready and in clean condition, with a glass storefront, convenient ground-floor access, and excellent signage opportunity along the high-visibility Flatbush Avenue corridor. Well-suited for retail, restaurant, office, medical, salon/spa, or personal service uses, the property offers strong income potential and flexibility in a densely populated, well-trafficked Brooklyn neighborhood.

LOCATION OVERVIEW

Ideally situated between Quentin Road and Avenue R, 2172 Flatbush Avenue is located in the heart of the Flatlands/ Marine Park submarket, one of Brooklyn's most desirable and well-connected neighborhoods. The property benefits from excellent street frontage, strong visibility, and heavy vehicle traffic along Flatbush Avenue, a major commercial corridor near the Kings Plaza retail corridor. Surrounded by a dense residential population and national retailers with strong co-tenancy, the location offers a built-in customer base and complementary business synergy. Just steps from major subway and bus lines, and with easy access to highways and bridges, this property is a highly desirable destination for both commercial tenants and long-term investors.

Address	2172 Flatbush Avenue, Brooklyn, NY 11234
Location	Between Quentin Road & Avenue R
Block/Lot	7889 / 162
Zoning	R3-2 / C2-2
Lot Dimensions	17.5 FT x 100 FT
Lot Size	1,750 SF
Building Dimensions	17.5 FT x 68 FT
Building Size	3,672 SF
Building Class	K4
Storefront	Glass Storefront With Ground Floor Access
Building Systems	HVAC System, Sprinklers, Plumbing & 200 AMPS in Place
Delivered	Move-In Ready, Clean Space
Private Parking	2
Outdoor Space	Backyard
Tax Class	4
Taxes (26/27)	$181,530





$1,550,000
Offered At

3,672 SF
Building Size

2
Commercial Units

2 Floors + Cellar
Stories

2
Private Parking

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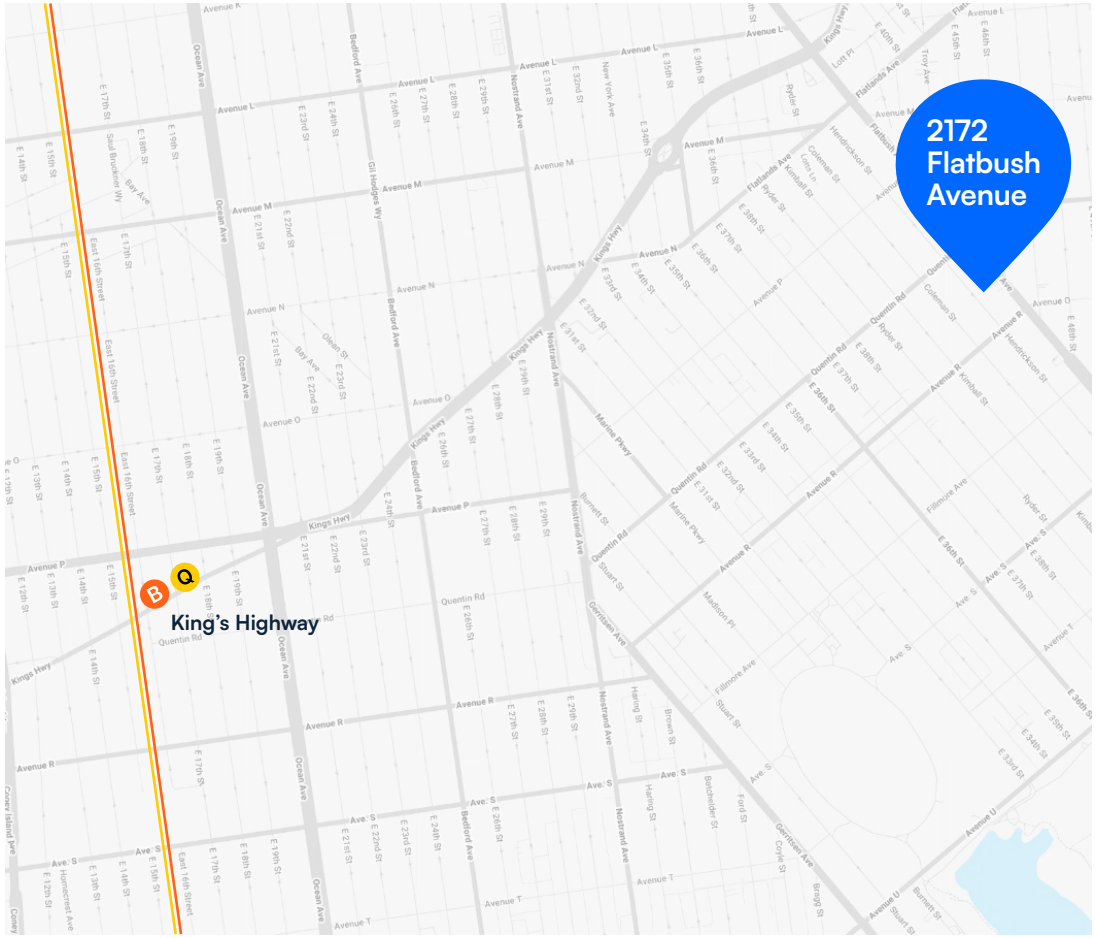
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TRANSPORTATION AND TAX MAP

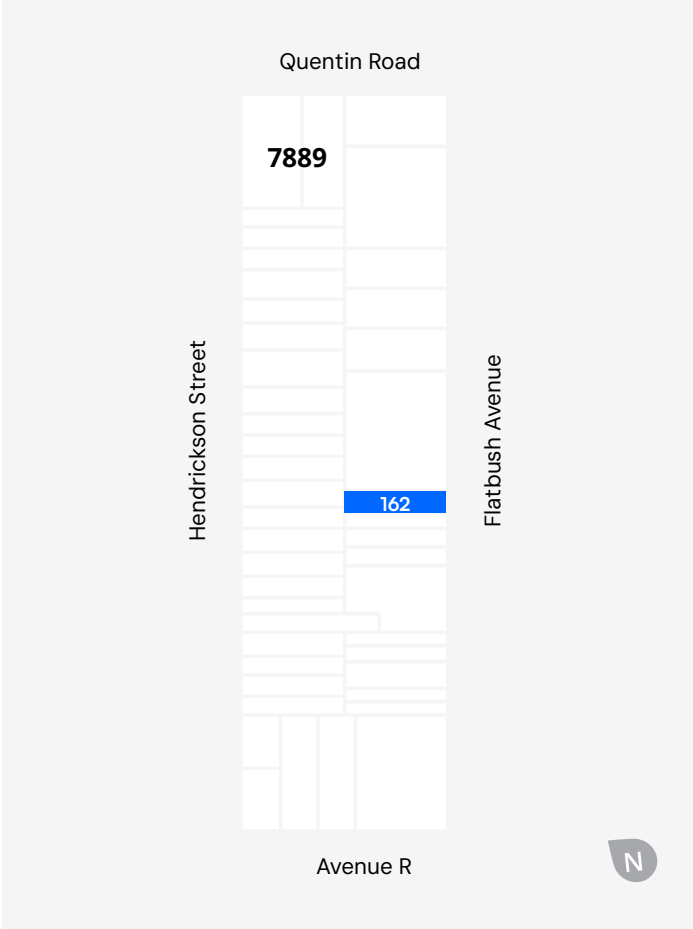
NEAREST TRANSIT

B Q Trains at King's Highway

B41 B9 Q35 B100 B46 Bus Lines



TAX MAP



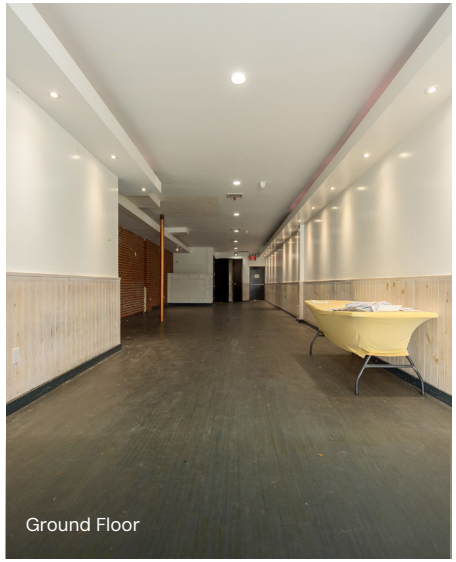
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PROPERTY PHOTOS


Ground Floor

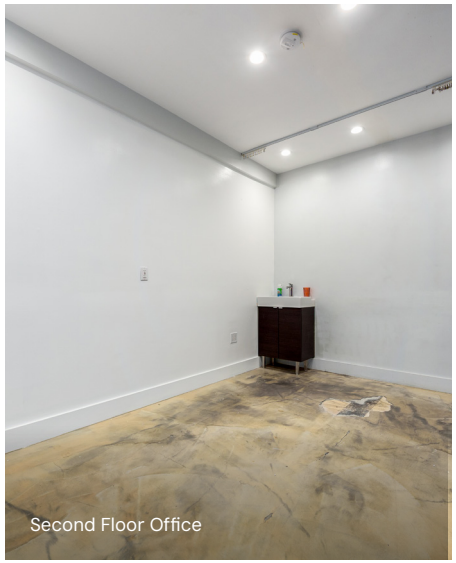

Ground Floor



Second Floor Office


Basement


Second Floor Office


Second Floor Office

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EXTERIOR PROPERTY RENDERINGS



Clothing Retail & Work Office



Restaurant & Medical Office



Hair Salon & Nail Salon



Spa & Clothing Tailor

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GROUND FLOOR PROPERTY RENDERINGS


Clothing Retail Store


Restaurant


Hair Salon


Spa

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SECOND FLOOR PROPERTY RENDERINGS


Work Office



Medical Office


Nail Salon

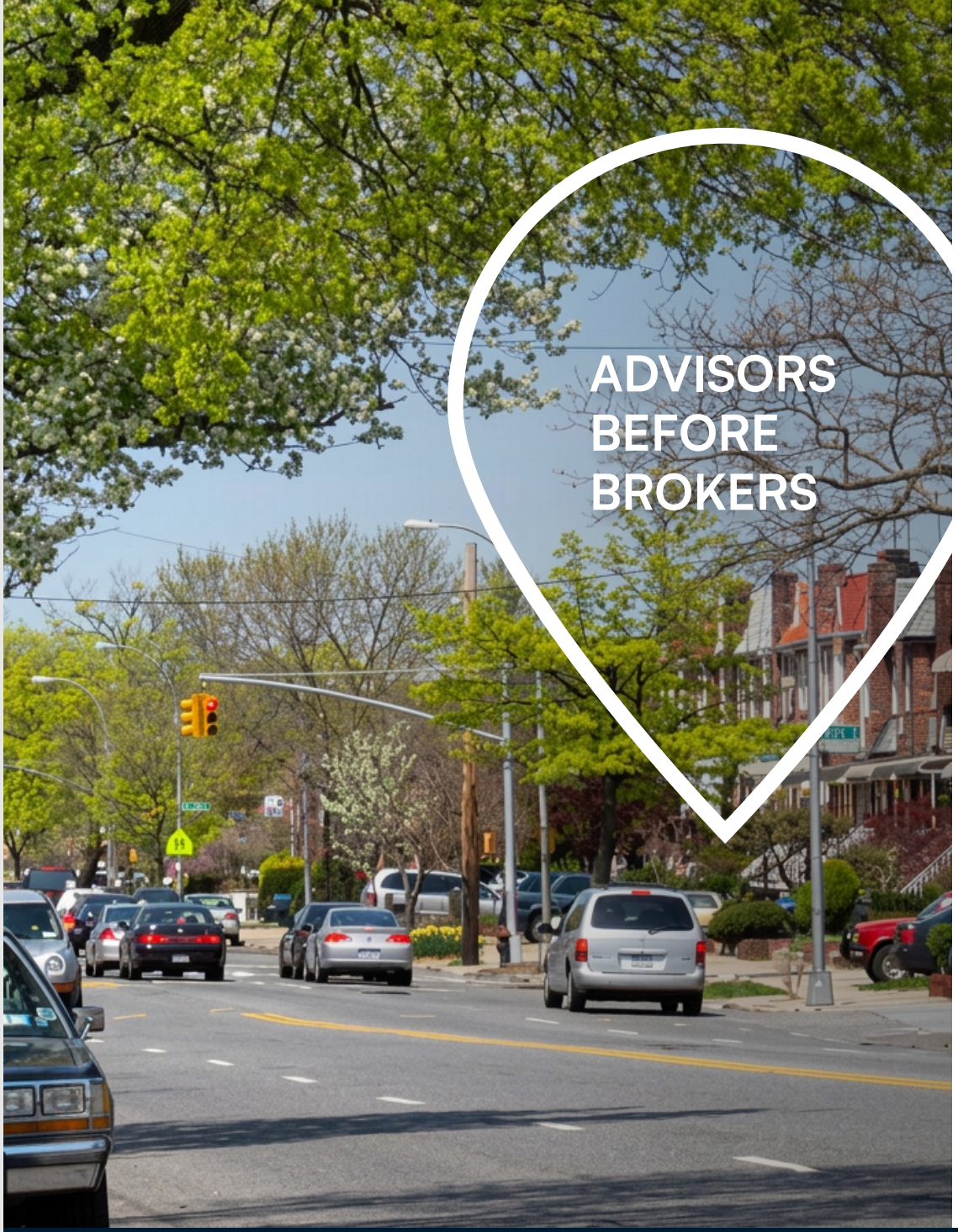

Clothing Tailor

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LOCATION OVERVIEW

MARINE PARK

Marine Park offers a balanced blend of established residential neighborhoods, waterfront recreation, and neighborhood-serving retail. Flatbush Avenue serves as the area's primary commercial corridor, featuring a mix of local restaurants, national retailers, grocery stores, and everyday services that cater to the surrounding community. With convenient access to major roadways, public transportation, and one of Brooklyn's largest public parks, the neighborhood provides steady activity and strong visibility for businesses. Known for its suburban feel, recreational amenities, and long-standing residential base, Marine Park continues to attract families, professionals, and retailers seeking stability and long-term growth.

POINTS OF INTEREST

- Marine Park
- Salt Marsh Nature Center
- Kings Plaza Shopping Center
- Floyd Bennett Field

DEMOGRAPHICS

Within a one-mile radius of the property

29,429	83,948	$126,352
Total Households	People	Avg Household Income

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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.