

TRI STATE COMMERCIAL®

FOR SALE

30,000 SF SUNSET PARK INDUSTRIAL BUILDING & OFFICE

228 46th Street

Brooklyn, NY 11220

Between 2nd Avenue & 3rd Avenue

\$9,500,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
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FRED BETESH
212.433.3355 x115
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TSC.

PROPERTY SUMMARY

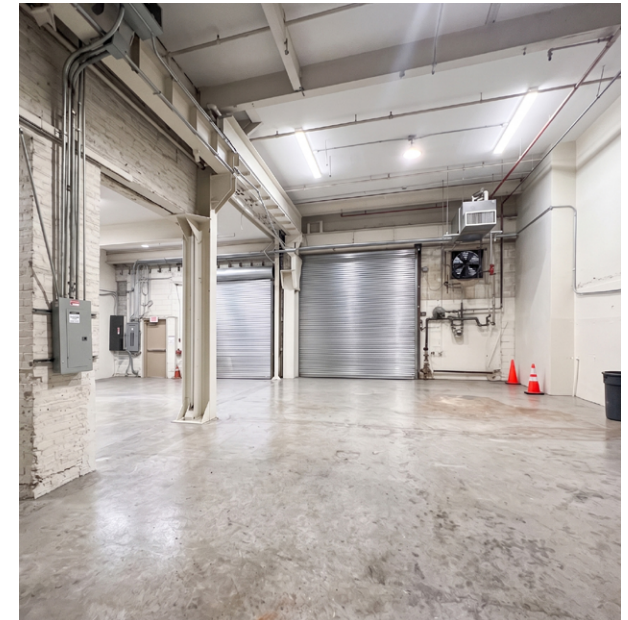
EXECUTIVE SUMMARY

The property boasts a clean, flexible layout and can be potentially delivered vacant, making it ideal for both owner-users and investors. The 200-foot by 100-foot building is part of a multi-tenant structure with seven commercial units and includes curb parking, and street designated truck loading and unloading, making it a highly accessible and versatile asset in one of Brooklyn's most active commercial corridors.

LOCATION OVERVIEW

Situated in the heart of Sunset Park, one of Brooklyn's most vibrant and culturally diverse neighborhoods, 228 46th Street benefits from strong foot traffic and a dense, active consumer base along nearby Fifth Avenue and 8th Avenue. With convenient access to the D, N, and R subway lines and direct proximity to the B.Q.E. and I-278, the property offers exceptional connectivity for both customers and businesses, making it a well-positioned destination for a wide range of commercial uses.

| | |
|------------------------|-------------------------------------|
| Address | 228 46th Street, Brooklyn, NY 11220 |
| Location | Between 2nd Avenue & 3rd Avenue |
| Block/Lot | 754/17 |
| Zoning | M1-2D |
| Lot Dimensions | 200 x 100 SF |
| Lot Size | 20,000 SF |
| Building Dimensions | 200 x 100 SF |
| Building Size | 30,000 SF |
| Building Class | E1 |
| Total Commercial Units | 7 |
| Frist Floor | 20,000 SF |
| Second Floor | 10,000 SF |
| Tax Class | 4 |
| Taxes (Year 26/27) | \$100,425 |



\$9,500,000

Offered At

200 FT

Frontage

15 FT - 18 FT

Ceiling Height

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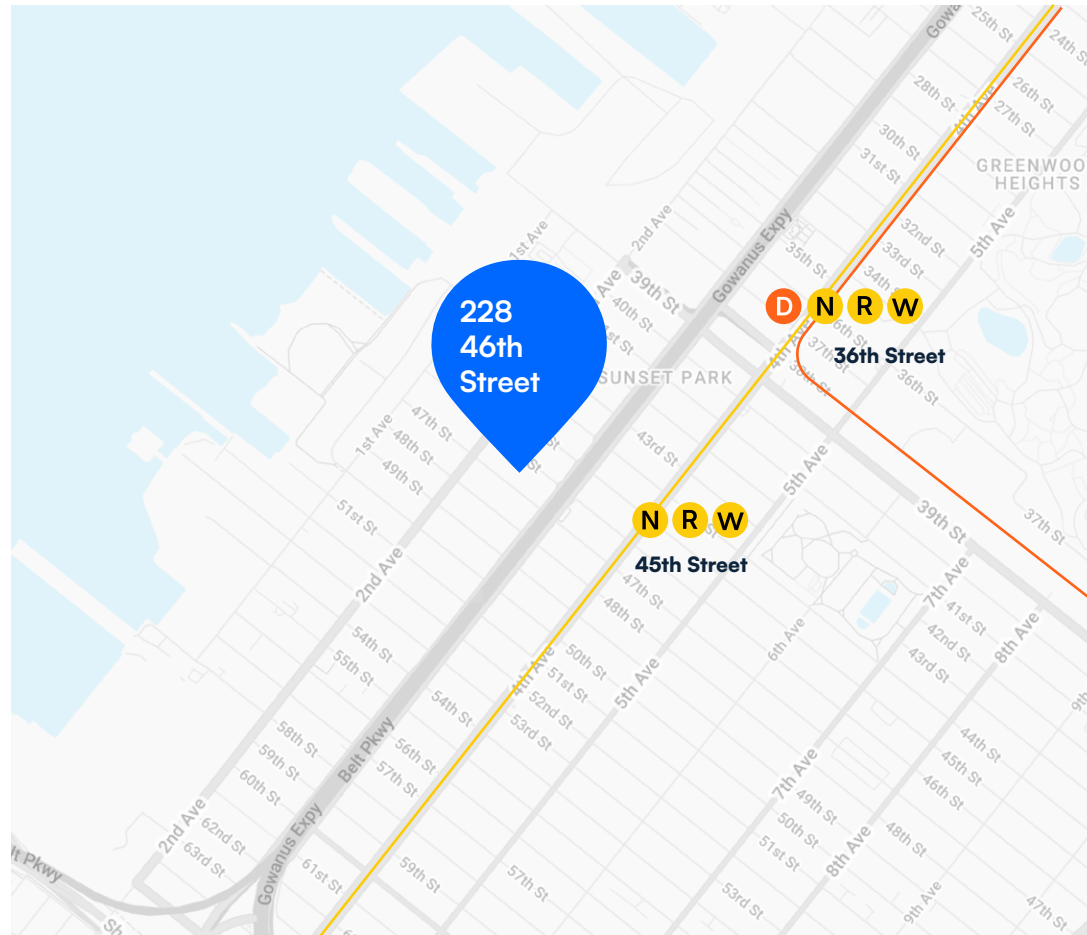
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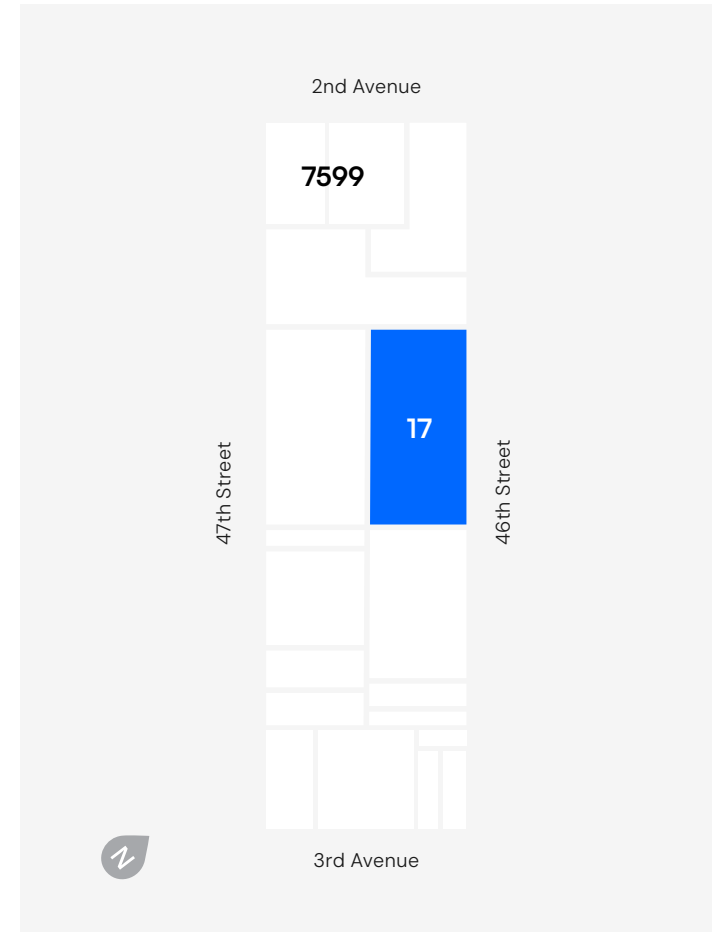
TRANSPORTATION AND TAX MAP

NEAREST TRANSIT

- N R W Trains at 45th Street
- D N R W Trains at 36th Street
- B37 X37 B11 Bus Lines



TAX MAP



PROPERTY PHOTOS



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INCOME STATEMENT SUMMARY

| CURRENT RENT ROLL BREAKDOWN | | | | LEASE TERM | | ACTUAL BASE RENT | | | PRO FORMA | | | |
|-----------------------------|--------|-----------|----------|-----------------|------------------|------------------|--|--------------------------------------|----------------|------|------------------|-----------------|
| UNIT # | RSF | FROM DATE | TO DATE | PER MO | PER YR. | PER SF | TAX DISB | WATER DISB. | UTILITIES | PPSF | ANNUAL | MONTHLY |
| 236 First Floor (R) | 6,700 | Vacant | Vacant | - | - | - | - | - | Seperate Meter | \$26 | \$174,200 | \$14,516 |
| 238 First Floor (L) | 3,300 | - | 05/01/27 | \$7,725 | \$92,700 | \$28 | 25% of tax increase base year 2020-2021 | 33% of water bill | Seperate Meter | \$26 | \$85,800 | \$7,150 |
| 246 First Floor | 10,000 | - | 05/01/27 | \$17,166 | \$206,000 | \$20 | 50% tax increase base year 2022/2023 | seperate meter 100% of water bill | Seperate Meter | \$26 | \$260,000 | \$21,666 |
| 236 2nd Floor | 2,800 | - | M-to-M | \$3,900 | \$46,800 | \$16 | none | 25% water bill | Seperate Meter | \$17 | \$47,600 | \$3,966 |
| 238 2nd Floor | 3,300 | - | M-to-M | \$3,000 | \$36,000 | \$10 | none | 25% water bill | Seperate Meter | \$17 | \$56,100 | \$4,675 |
| 238 2nd Floor | 4,500 | - | 2/2028 | \$3,500 | \$42,000 | \$9 | none | 25% water bill | Seperate Meter | \$17 | \$76,500 | \$6,375 |
| TOTALS | | | | \$35,291 | \$423,500 | | | | | | \$700,200 | \$58,350 |

ACTUAL INCOME

Actual Income \$423,500

PRO FORMA INCOME

Pro Forma Income \$700,200

OPERATING EXPENSES

Insurance \$37,000

Real Estate Taxes \$92,232

Total Expenses \$135,232

Reimbursement (Tax & Water) 5.10% \$21,600

\$9,500,000

Offered At

\$309,868

Actual NOI

3.26%

Actual CAP Rate

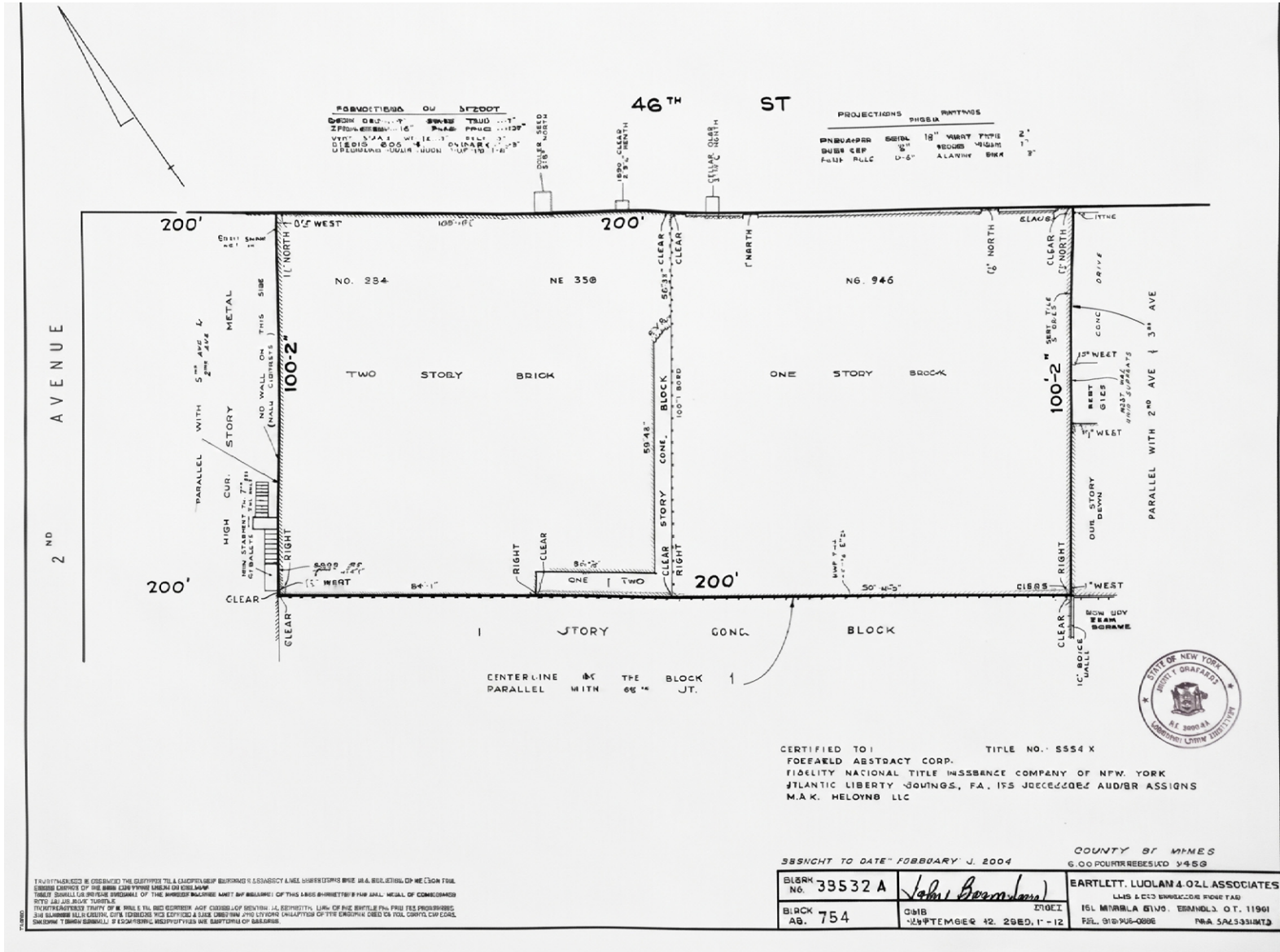
\$600,680

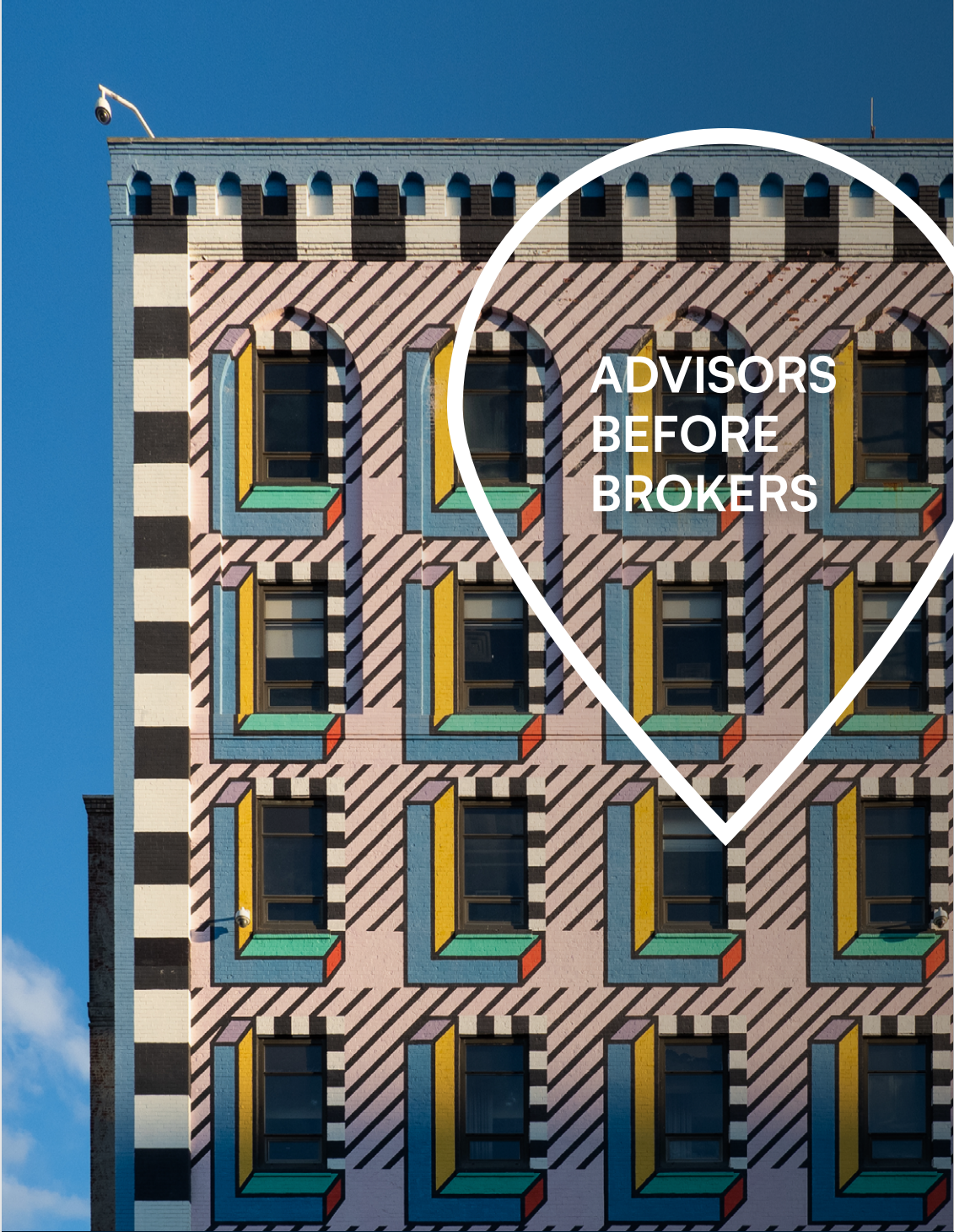
Pro Forma NOI

6.32%

Pro Forma CAP Rate

SURVEY





**ADVISORS
BEFORE
BROKERS**

LOCATION OVERVIEW

SUNSET PARK

Sunset Park’s waterfront is undergoing a massive transformation, led by the expansion of Steiner Studios and the “MADE Bush Terminal” campus into a 500,000-sq-ft media, garment, and manufacturing hub. Development is focused on renovating historic industrial buildings for creative industries, building new public waterfront parks, and opening a new music venue. The Brooklyn-based studio is establishing a massive 500,000-sq-ft film/TV hub at the “Made in New York” campus (south part of Bush Terminal), which will include eight soundstages and bring over 2,000 jobs.

Work is underway to transform Pier 6 into a recreational waterfront oasis, and to create 5 acres of landscaped public plazas. A new dynamic music and arts venue operated by the team behind “Public Records” is coming to Building A at the MADE campus, expected to open in late 2026.

POINTS OF INTEREST

- Sunset Park
- Industry City
- Green-Wood Cemetery
- Brooklyn’s Chinatown (8th Avenue)
- Brooklyn Army Terminal

DEMOGRAPHICS

Within a one-mile radius of the property

| | | |
|------------------|---------------|----------------------|
| 29,323 | 94,336 | \$90,784 |
| Total Households | People | Avg Household Income |

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