

TRI STATE COMMERCIAL®

**FOR SALE**

5,250 SF CORNER MIXED-USE PROPERTY WITH 6 COMMERCIAL UNITS

# 6326 New Utrecht Avenue

Brooklyn, NY 11219

Between 63rd Street & 64th Street

**FOR SALE**  
Jack Sardar  
212.433.3355  
TRI STATE COMMERCIAL

**\$3,150,000**  
OFFERED AT

SHLOMI BAGDADI  
212.433.3355 x101  
sb@tristatecr.com

JACK SARDAR  
212.433.3355 x106  
jack.s@tristatecr.com

**TSC.**

# PROPERTY SUMMARY

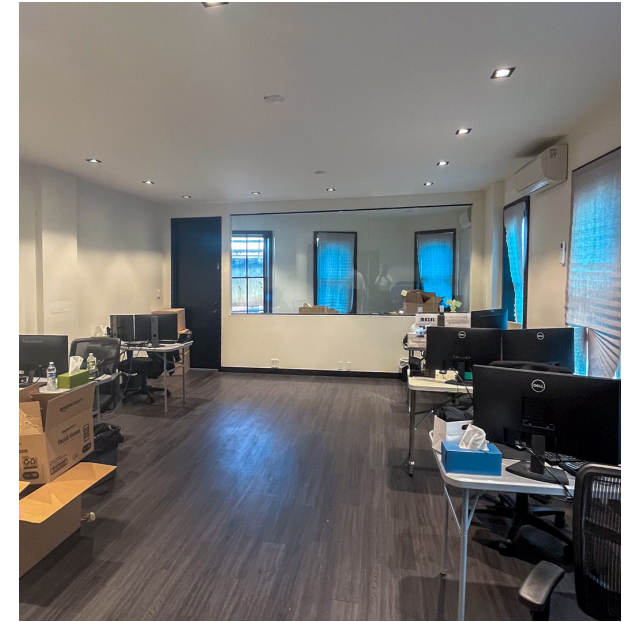
## EXECUTIVE SUMMARY

6326 New Utrecht Avenue presents a prime mixed-use investment opportunity in the heart of Borough Park, Brooklyn. This property offers strong potential for both owner-users and investors, with a ground-floor retail/commercial unit and residential space above. The building provides excellent frontage along the busy New Utrecht Avenue corridor, ensuring steady visibility in a densely populated neighborhood. With its dual-income setup and location in one of Brooklyn's most established communities, the property is well-positioned for long-term value and stable returns.

## LOCATION OVERVIEW

Strategically located near 63rd Street, 6326 New Utrecht Avenue benefits from exceptional connectivity in Borough Park, one of Brooklyn's most vibrant and established neighborhoods. The property sits along a heavily trafficked retail corridor lined with shops, restaurants, and service providers, and is supported by strong local demographics. The nearby 62nd Street D subway station provides convenient transit access, drawing consistent pedestrian activity to the area. Surrounded by a diverse mix of local businesses, grocery stores, and professional offices, this location offers a reliable tenant base and strong demand for both commercial and residential uses.

Address	6326 New Utrecht Avenue, Brooklyn, NY 11219
Location	Between 63rd Street & 64th Street
Block/Lot	5741 / 27
Zoning	M1-1
Lot Dimensions	22 FT x 100 FT
Lot Size	2,205 SF
Building Dimensions	22 FT x 100 FT
Building Size	5,250 SF
Building Class	S4
Total Commercial Units	6
Occupancy Rate	100%
Cap Rate	5.7%
Delivered	As Is
Tax Class	2A
Taxes (25/26)	\$21,942



**\$3,150,000**

Offered At

**5,250 SF**

Building Size

**6**

Commercial Units

**100%**

Occupancy Rate

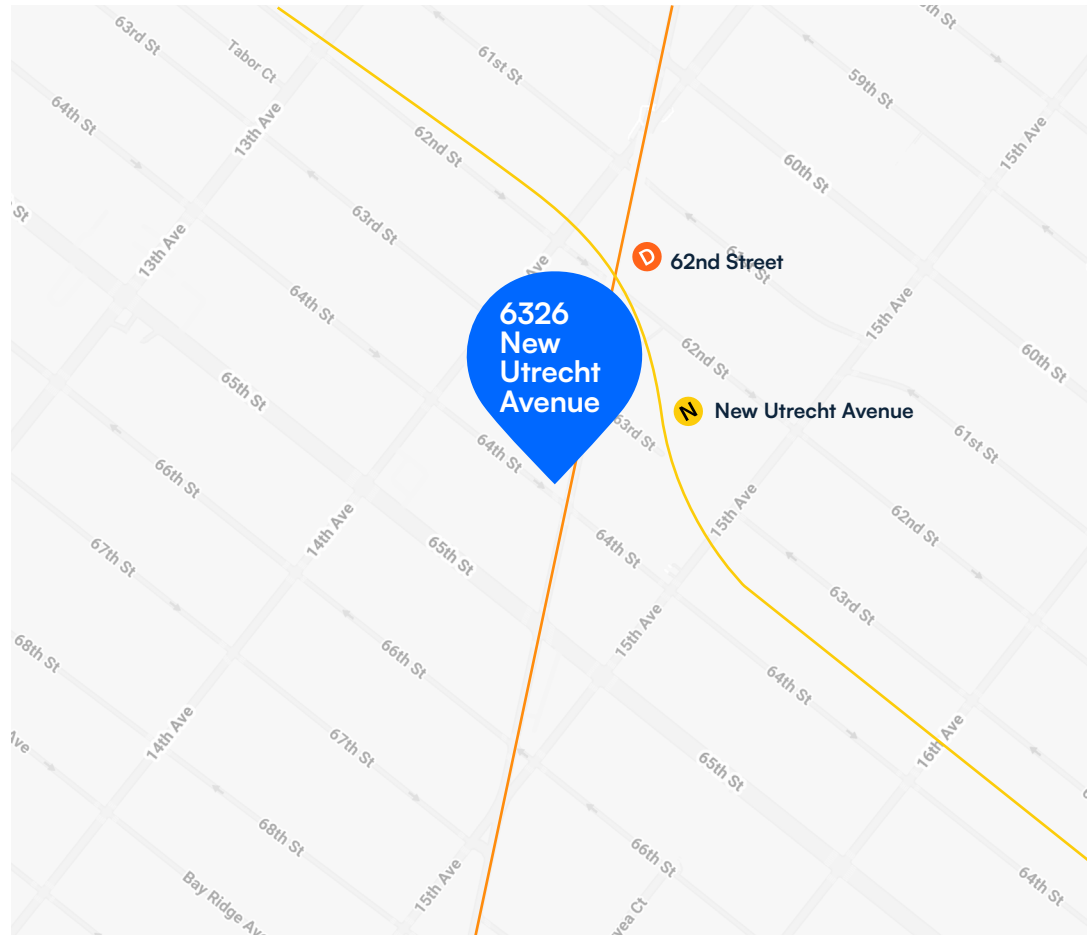
**5.7%**

Cap Rate

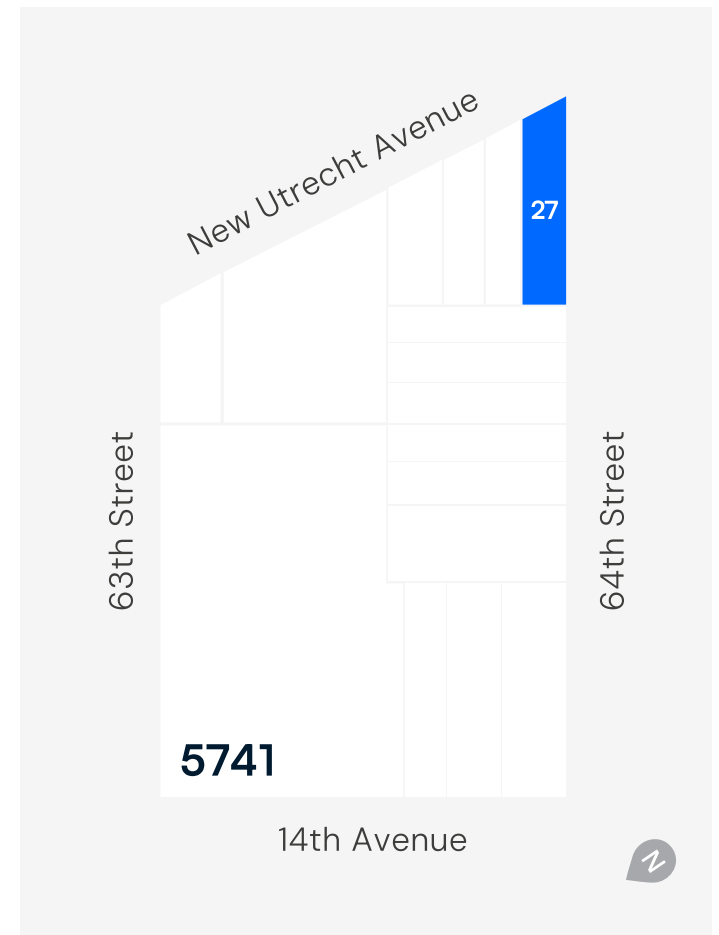
# TRANSPORTATION AND TAX MAP

## NEAREST TRANSIT

- N Train at New Utrecht Avenue
- D Train at 62nd Street
- B9 Bus Line



## TAX MAP



# PROPERTY PHOTOS



Office



Kitchen



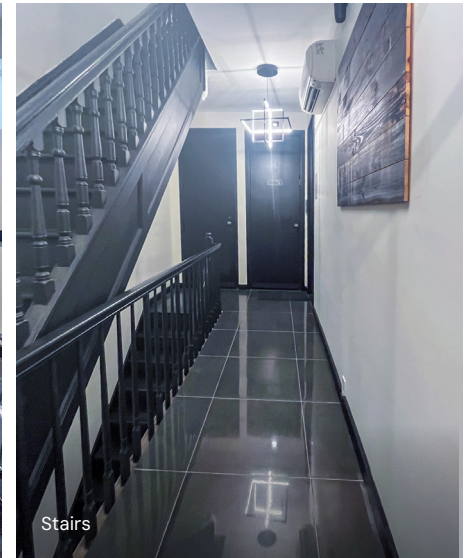
Office



Storage



Meeting Room



Stairs

## INCOME STATEMENT SUMMARY

### CURRENT RENT ROLL BREAKDOWN

TYPE	UNIT	TENANT	LEASE TERM		ACTUAL BASE RENT		
			SF	LEASE END	PER MONTH	BUILDING MAINTENANCE	ANNUAL RENT + CAM
Store	1A	Parkside Appliance Owner Occupied	2,760	Month to Month	\$7,850	\$225	\$96,900
Office	1B	1B	370	05/26	\$1,150	-	\$13,800
Office	1C	1C	420	05/26	\$1,450	-	\$17,400
Office	2A	2A (Front)	600	07/27	\$2,500	\$150	\$31,800
Office	2B	2B	600	Month to Month	\$2,500	\$150	\$31,800
Office	3RD FL	3rd floor - FULL Floor	1,200	06/27	\$5,050	\$325	\$64,500
<b>TOTALS</b>			<b>5,950</b>		<b>\$20,500</b>	<b>\$850</b>	<b>\$256,200</b>

### EXPENSES

Property Insurance	\$10,320
Taxes	\$21,262
Property Maintenance and Repair	\$4,500
Water Bill and Utilities	\$8,500
<b>TOTAL EXPENSES</b>	<b>\$44,582</b>

**\$3,150,000**

Offered At

**\$211,618**

NOI



**PLACE  
YOURSELF  
ON THE  
BOROUGH  
PARK MAP**

## LOCATION OVERVIEW

### BOROUGH PARK

Borough Park is one of Brooklyn’s most established and tightly knit neighborhoods, known for its rich cultural heritage, strong community identity, and dynamic mix of residential and commercial activity. New Utrecht Avenue serves as a vital retail and transportation corridor, lined with local shops, eateries, and service providers that cater to the area’s diverse population. With the 62nd Street D subway station just steps away, the location benefits from consistent pedestrian traffic and convenient connectivity to the rest of Brooklyn and Manhattan. This unique blend of accessibility, neighborhood pride, and commercial vibrancy makes Borough Park an attractive destination for both small businesses and long-term residents.

### POINTS OF INTEREST

- Dyker Beach Park
- Brooklyn Chinatown (8th Avenue)
- Leif Ericson Park
- New Utrecht Branch Brooklyn Public Library

### DEMOGRAPHICS

*Within a one-mile radius of the property*

<b>49,834</b>	<b>169,984</b>	<b>\$88,216</b>
Total Households	People	Avg Household Income

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