

828 UTICA AVENUE, BROOKLYN, NY 11203

FOR LEASE

1,600 SF BUILT OUT MEDICAL SPACE WITH BASEMENT

Between Linden Boulevard & Church Avenue



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the East Flatbush neighborhood of Brooklyn.

HIGHLIGHTS

- High Foot Traffic Location
- Surrounded by National Retailers and Local Boutiques

SPACE DETAILS

- 1,600 SF + Basement
- Built Out Medical Space
- ADA Compliant
- Renovated, Turnkey Condition
- Signage Opportunity with Excellent Street Frontage and Visibility
- Space Available End of August 2026

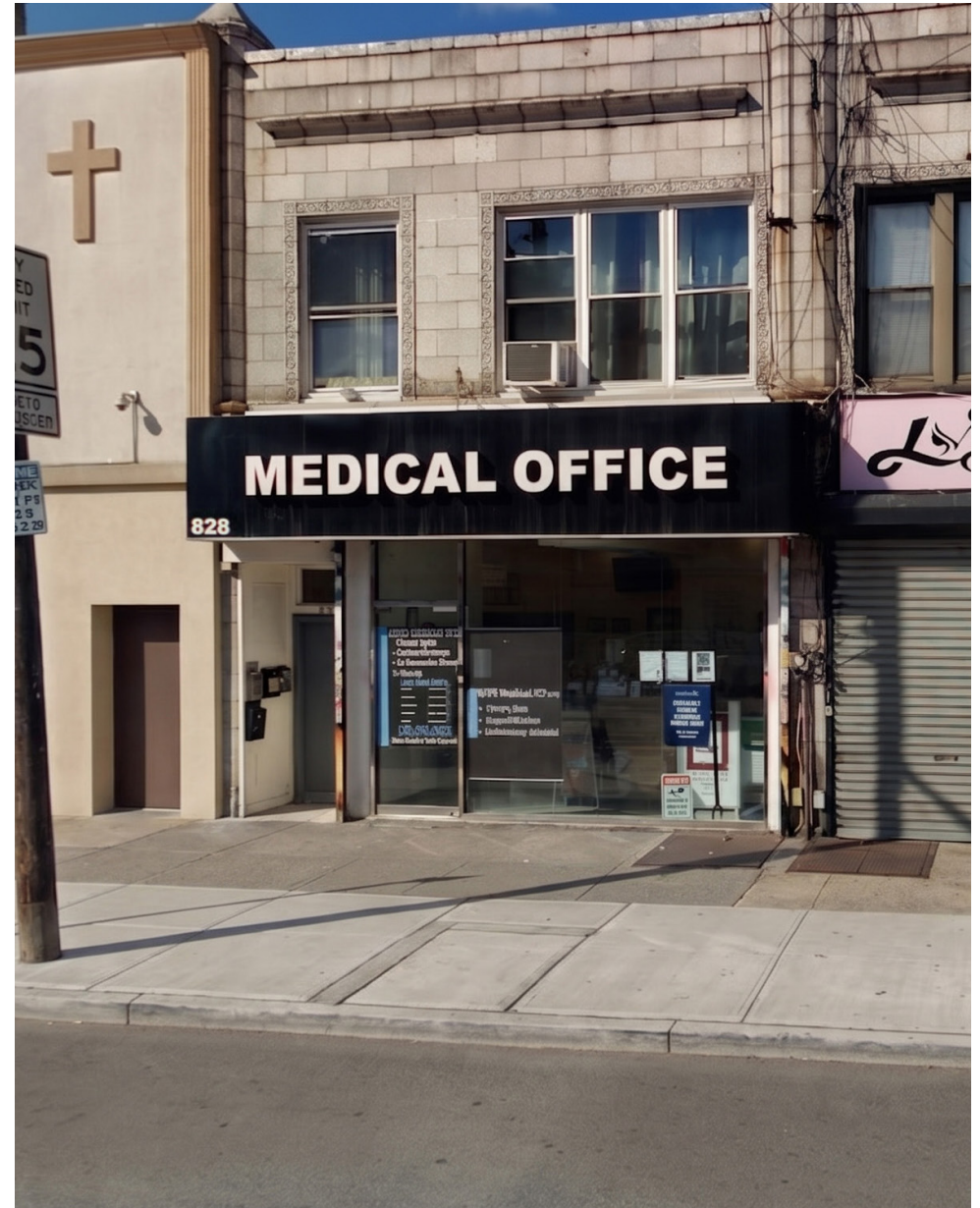
TRANSPORTATION

2 **5** Trains at Church Avenue

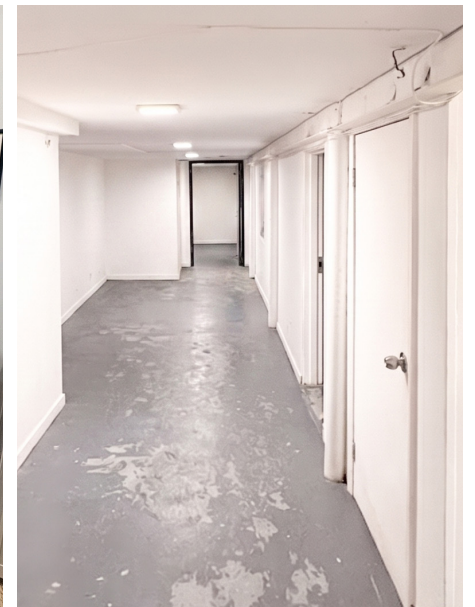
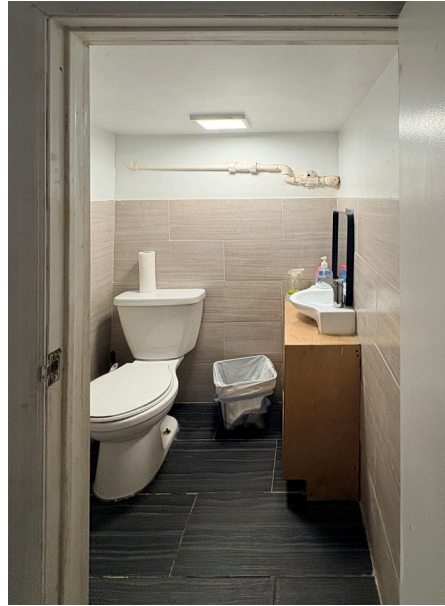
B46 **B35** **B46-SBS** Bus Lines

NEIGHBORS

Dunkin', Popeyes Louisiana Kitchen, Golden Krust Caribbean Restaurant, Walgreens, Best Fit Dental Lab, FINO, Dentists With Inhouse Financing, American Best Wings & Pizza, Brooklyn's House Of Food and Fishes, Trendy Man Utica Ave, The Hills Restaurant, Fryer To The Buyer Fish Shop, and more!



PROPERTY PHOTOS



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