FOR SALE

1,222 SF COMMERCIAL SPACE ON BAY PARKWAY
ATTRACTIVE SELLER FINANCING AVAILABLE

8800 Bay Parkway

Brooklyn, NY 11214

Between Bath Avenue & Cropsey Avenue

$549,900
OFFERED AT

SHLOMI BAGDADI
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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

8800 Bay Parkway presents an exceptional opportunity to acquire up to 1,222 square feet of newly constructed commercial space in the heart of Bensonhurst, Brooklyn. This modern mixed-use property features four commercial units, available for sale individually or as a combined package, offering flexibility for a wide range of users and investors. Delivered vacant, the spaces are ideal for medical, educational, nonprofit, or community based uses, and benefit from attractive seller financing options to support both owner users and long-term investors. Each unit enjoys the advantages of new construction quality and a valuable tax abatement, ensuring reduced operating costs and stable returns.

LOCATION OVERVIEW

Ideally located along Bay Parkway near the Belt Parkway, 8800 Bay Parkway is in the heart of Bensonhurst, one of Brooklyn's most established and vibrant neighborhoods. The property offers excellent visibility, steady foot and vehicle traffic, and easy access via the D and N trains and B82/B6 bus lines. Surrounded by a dense residential area and popular retailers such as Dunkin', Carvel, BP, and Bath Ave Pharmacy, it presents a prime opportunity for commercial tenants and investors seeking a high-traffic, well-connected Brooklyn location.

Address	8800 Bay Parkway, Brooklyn, NY 11214
Location	Between Bath Avenue & Cropsey Avenue
Block/Lot	6447 / 7501
Zoning	R6
Lot Dimensions	100 FT x 96.67 FT
Lot Frontage	100 FT
Lot Size	9,667 SF
Total SF	1,222 SF
Delivered	Vacant
Tax Class	2
CAM	$382.59
Annual Tax w/Cap	$1,035.21
Year Built	2023
Tax Break	25 Year Tax Abatement

$549,900
Offered At

1,222 SF
Total SF

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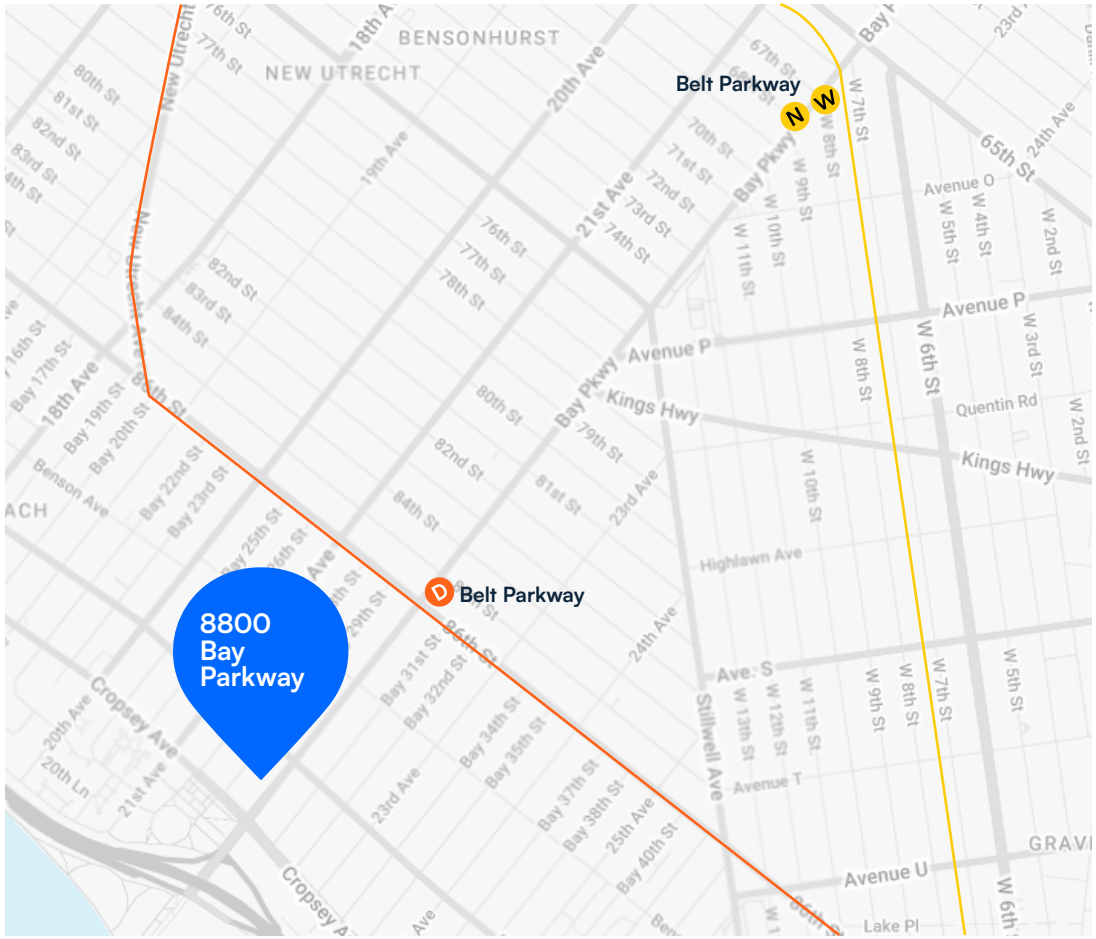
TRANSPORTATION AND TAX MAP

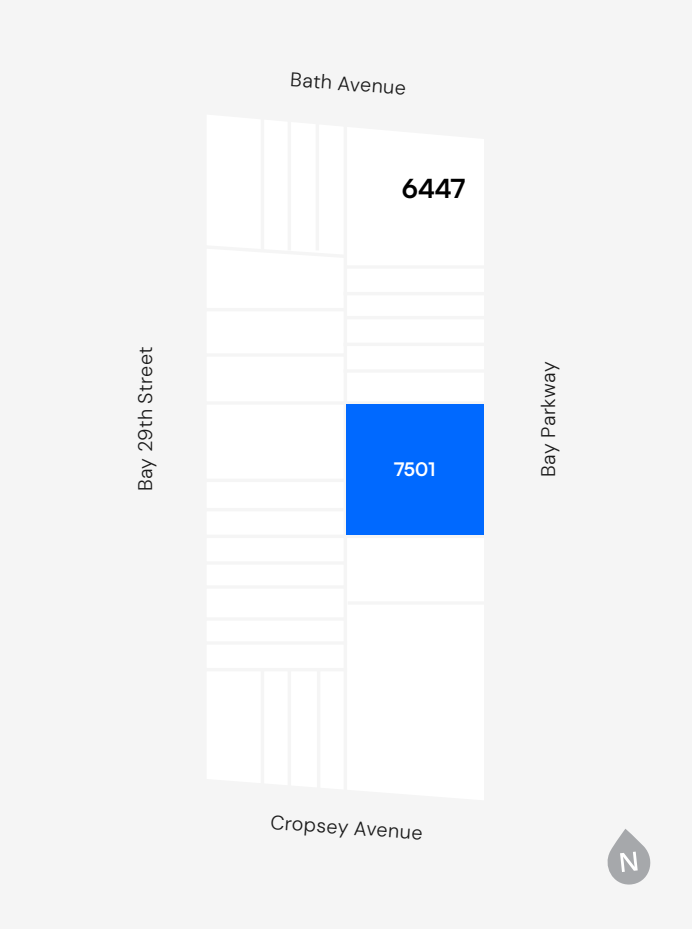
NEAREST TRANSIT

D N W Trains at Belt Parkway

B82 B6 Bus Lines



TAX MAP



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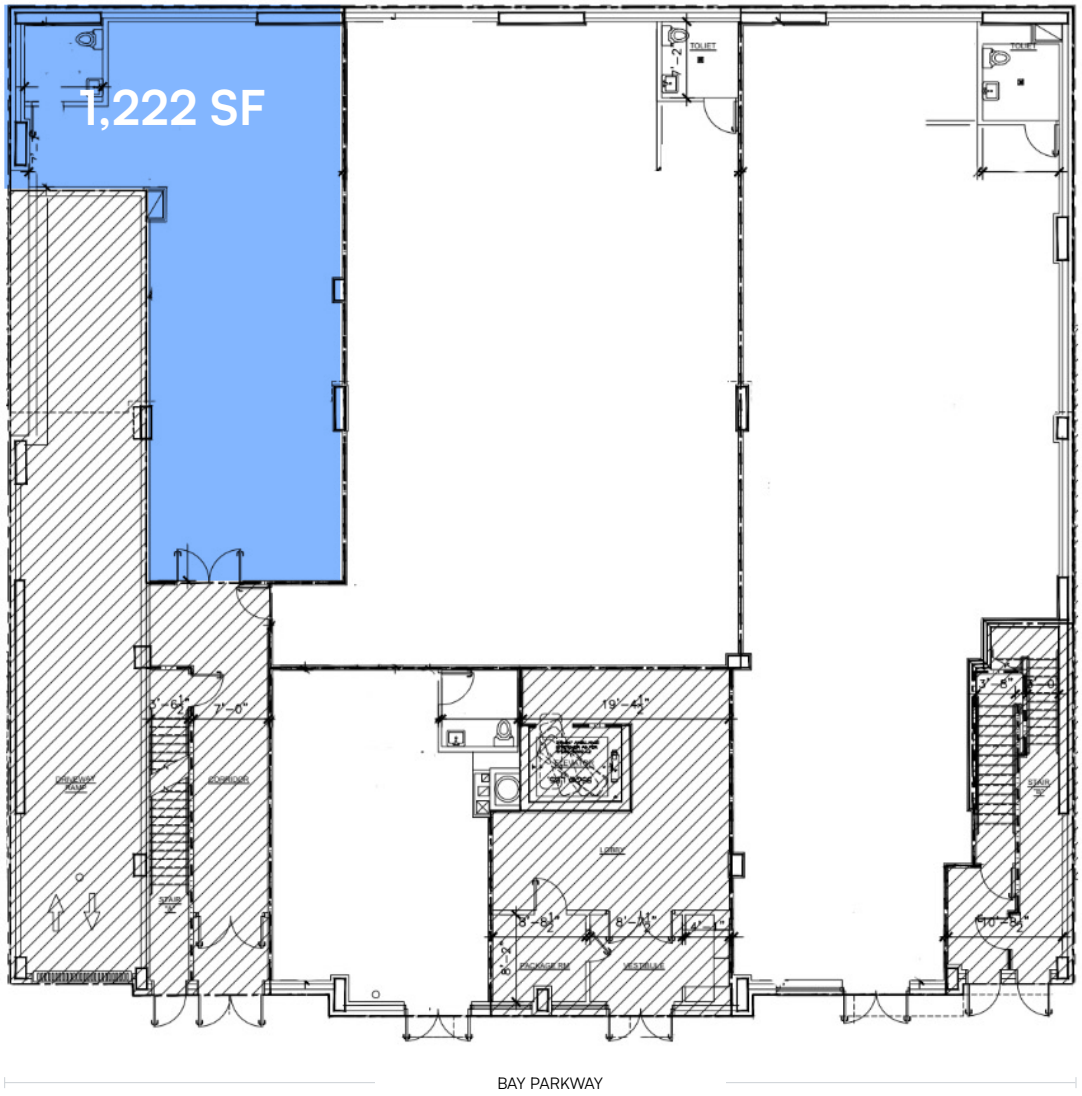
FLOOR PLANS



All square footages are approximate

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LOCATION OVERVIEW

BATH BEACH

Situated in the heart of southern Brooklyn, 8800 Bay Parkway benefits from the vibrant character and cultural diversity of Bensonhurst and Gravesend. This well-established neighborhood blends residential comfort with bustling commercial corridors, offering an authentic snapshot of Brooklyn life. Bay Parkway itself serves as a lively thoroughfare lined with family-owned restaurants, fresh markets, bakeries, and specialty shops that reflect the area's strong Italian, Chinese, and Russian influences. Excellent access to public transportation including the Bay Parkway subway station and nearby bus routes ensures steady pedestrian flow and convenient connectivity throughout the borough. With its mix of community pride, long-standing businesses, and everyday accessibility, the area around 8800 Bay Parkway remains a sought-after destination for residents and small enterprises alike.

POINTS OF INTEREST

- Bensonhurst Park
- Gravesend Bay Waterfront
- Adventurer's Amusement Park
- John Dewey High School Athletic Fields

DEMOGRAPHICS

Within a one-mile radius of the property

36,249	106,067	$93,469
Total Households	People	Avg Household Income

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1,222 SF

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