

8910 CHURCH AVENUE, BROOKLYN, NY 11236

FOR LEASE

10,000 SF CORNER RETAIL & AUTOMOTIVE OPPORTUNITY

Corner of Remsen Avenue & East 89th Street



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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the East Flatbush neighborhood of Brooklyn.

SPACE DETAILS

- 100 Feet of Wraparound Frontage on Church Avenue
- Corner Single-Story Building with Excellent Visibility and High Exposure
- Renovated, Move-In Ready Space
- Ground Floor Access
- HVAC System, Gas Line, Plumbing, and 400 AMPs in Place
- Dense Residential Population Nearby
- Close Proximity to Public Transit and Subway Lines
- Ideal for Auto Sales, Automotive Retail, or Used Car Dealership Use

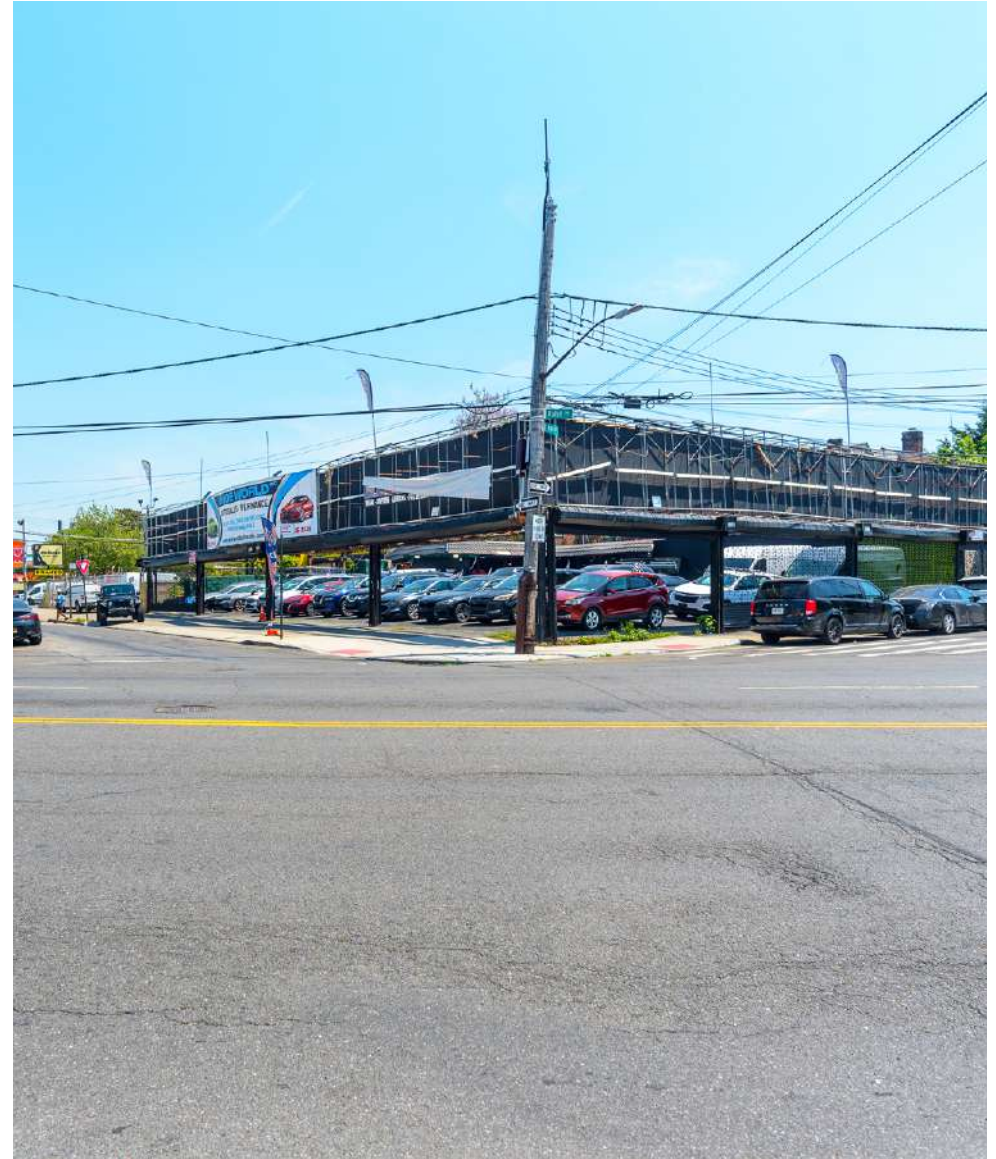
TRANSPORTATION

2 **3** **4** **5** Trains at Saratoga Avenue

B17 **B35** **B42** **B82** Bus Lines

NEIGHBORS

Dollar Tree, Walgreens, Dunkin', Popeyes Louisiana Kitchen, Key Food Supermarkets, AutoZone Auto Parts, McDonald's, Canarsie Plaza, Brookdale Hospital Medical Center, P.S. 233 Langston Hughes School, and more!

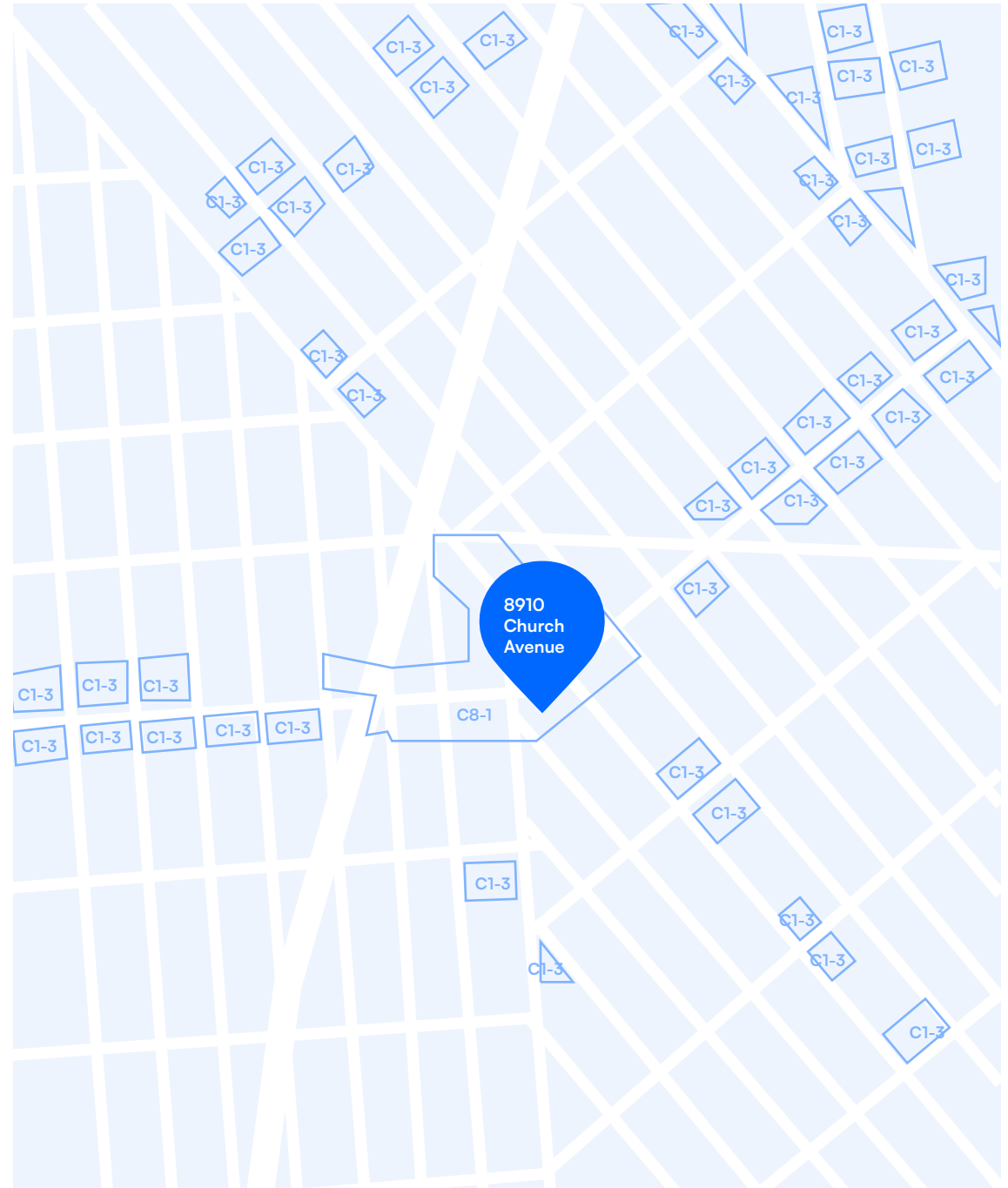


ZONING

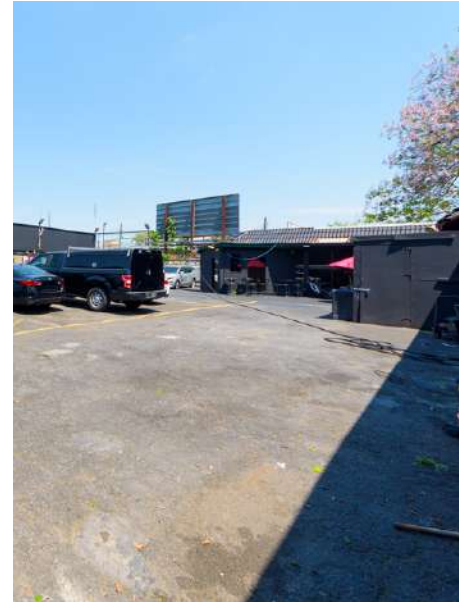
C8-1

C8-1 is a low-density commercial zoning district in New York City intended primarily for automotive and heavy commercial uses that require large amounts of land, such as repair shops, gas stations, warehouses, and retail establishments with outdoor storage or parking. Commonly mapped along major transportation corridors and wide streets, C8-1 districts accommodate uses that may generate truck traffic or require loading and servicing access.

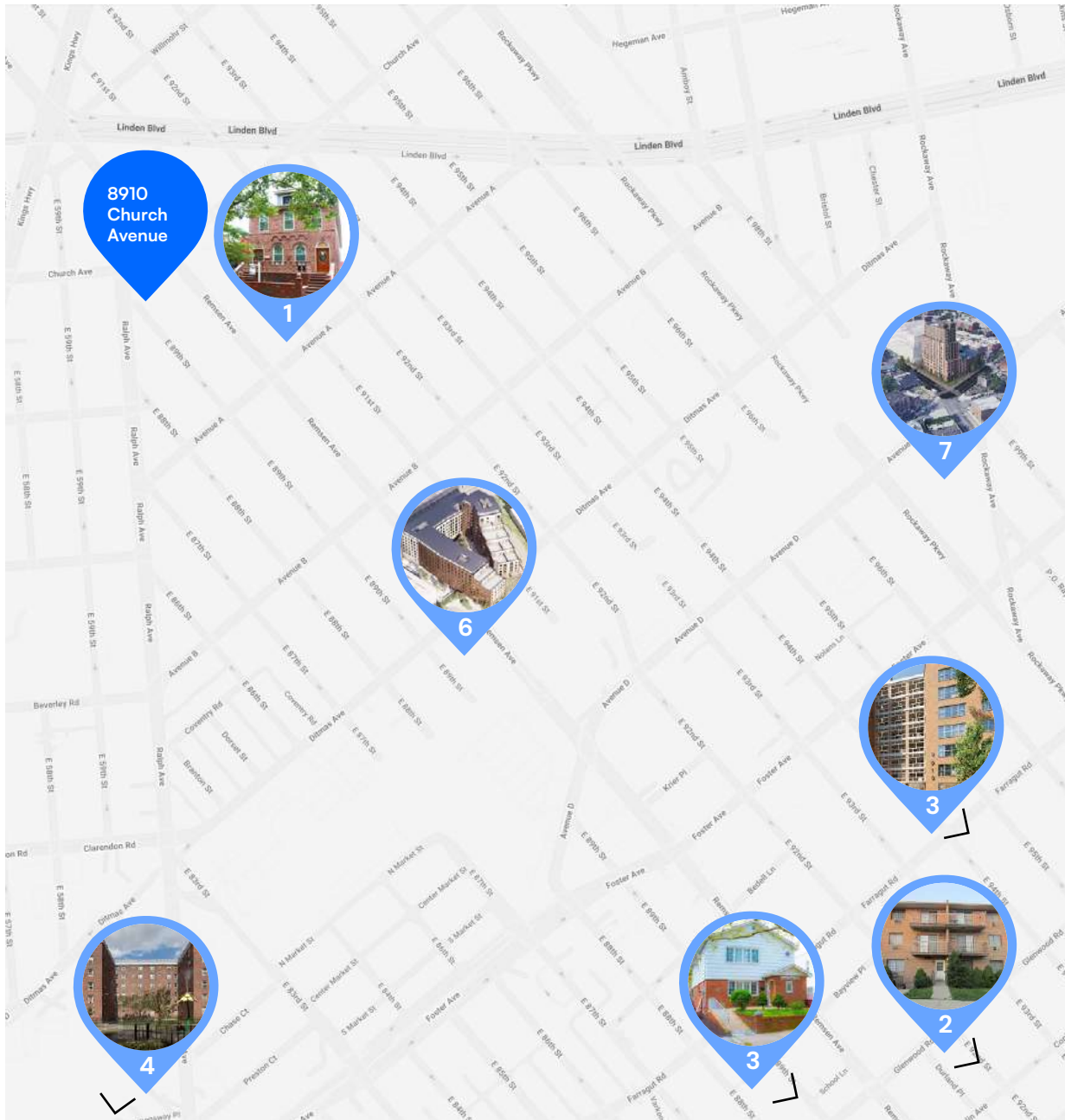
The district permits commercial development with a maximum Floor Area Ratio (FAR) of 1.0, while community facility uses are allowed up to 2.0 FAR. Residential uses are not permitted in C8-1 districts. Buildings are generally governed by setback regulations rather than fixed height limits, allowing flexible one- to three-story commercial structures with significant parking and vehicular access. Off-street parking requirements vary depending on the commercial use, and curb cuts are commonly permitted to support automotive-oriented businesses. C8-1 zoning is frequently found in outer-borough locations where larger-format commercial operations serve surrounding residential and industrial neighborhoods.



PROPERTY PHOTOS



DEVELOPMENTS IN THE AREA



BUILDING DEVELOPMENTS

- 1. 602 East 91st Street:** Fully detached 3-family property with redevelopment potential and renovated units. Approx. 0.4 miles away
- 2. 1361 East 91st Street Condominium:** 12-unit condominium building located in Canarsie. Approx. 0.4 miles away
- 3. 1628 East 91st Street:** Multifamily residential property in the Canarsie corridor near Seaview Avenue. Approx. 0.45 miles away
- 4. Glenwood Houses:** Large-scale NYCHA residential development with 1,186 apartments in Flatlands. Approx. 0.5 miles west of the property
- 5. Bay View Houses:** Major multifamily housing complex in Canarsie containing over 1,600 apartments. Approx. 0.5 miles southeast
- 6. 8910 Ditmas Avenue:** Commercial / mixed-use property with redevelopment-style footprint near Rockaway Parkway.
- 7. 1253 Rockaway Avenue:** Development and contractor presence led by Momentum Builders Group, INC supporting nearby residential improvement projects.

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