

TRI STATE COMMERCIAL®

Brooklyn

TSC.

FOR SALE

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Shlomi Bagdadi Jack Sardar

TRI STATE COMMERCIAL®

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FOR SALE

7,390 SF PORTFOLIO OF 3 ASSETS – VACANT WAREHOUSES AND LAND

949-955 Remsen Avenue & 9016 Krier Place

Brooklyn, NY 11236

Between Foster Avenue & Krier Place

\$3,590,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.

PROPERTY SUMMARY

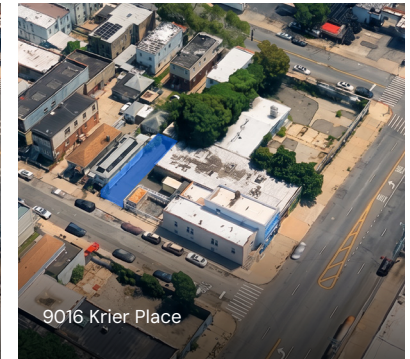
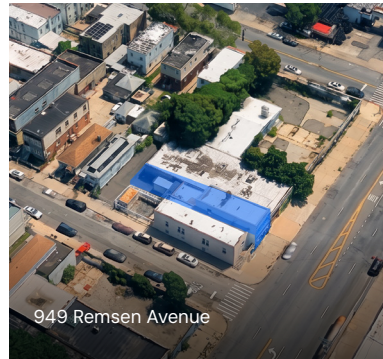
EXECUTIVE SUMMARY

Rare opportunity to acquire a three-asset industrial portfolio consisting of two vacant warehouse buildings and a separate 2,000 SF lot of land. The portfolio includes 949 Remsen Avenue, a 2,440 SF two-story building featuring second-floor office space with a bathroom and kitchen, along with rear parking and room for trucks and storage containers. Adjacent 951 Remsen Avenue offers a 4,950 SF fully built, single-story building with additional rear parking and space for trucks and containers. The portfolio also includes 9016 Krier Place, a separate 2,000 SF lot of land located behind the buildings, measuring 20 FT x 100 FT. Delivered vacant, the portfolio provides flexibility for an owner-user, investor, storage, warehouse, or other industrial use.

LOCATION OVERVIEW

Located on Remsen Avenue between Foster Avenue and Krier Place, 949-955 Remsen Avenue & 9016 Krier Place sits in the heart of East Flatbush, one of Brooklyn's most established neighborhoods. The property offers strong visibility along a busy commercial corridor. It has easy access to multiple bus lines and the Belt Parkway, and it is surrounded by a dense residential community. Nearby tenants include Dunkin', Planet Fitness, PetSmart, The Vitamin Shoppe, Dollar Tree, Wendy's, Popeyes, McDonald's, Blink Fitness, TD Bank, and more. That makes it an ideal location for both commercial tenants and long-term investors.

Address	949 Remsen Avenue, Brooklyn, NY 11236	951 – 955 Remsen Avenue, Brooklyn, NY 11236	9016 Krier Place, Brooklyn, NY 11236
Location	Between Foster Avenue & Krier Place	Between Foster Avenue & Krier Place	Between Foster Avenue & Krier Place
Block/Lot	8124 / 24	8124 / 22	8124 / 94
Lot Dimensions	20 FT x 110 FT	45 FT x 110 FT	20 FT x 100 FT
Lot Size	2,200 SF	4,950 SF	2,000 SF
Building Dimensions	20 FT x 75 FT	45 FT x 110 FT	–
Building Size	2,440 SF	4,950 SF	–
Building Class	K4	G9	G7
Stories	2	1	–
Total Commercial Units	2	1	–
Delivered	Vacant	Vacant	Vacant
Tax Class	4	4	4



\$3,590,000

Offered At

7,390 SF

Buildings Size

R4-1 / M1-1

Zoning

3

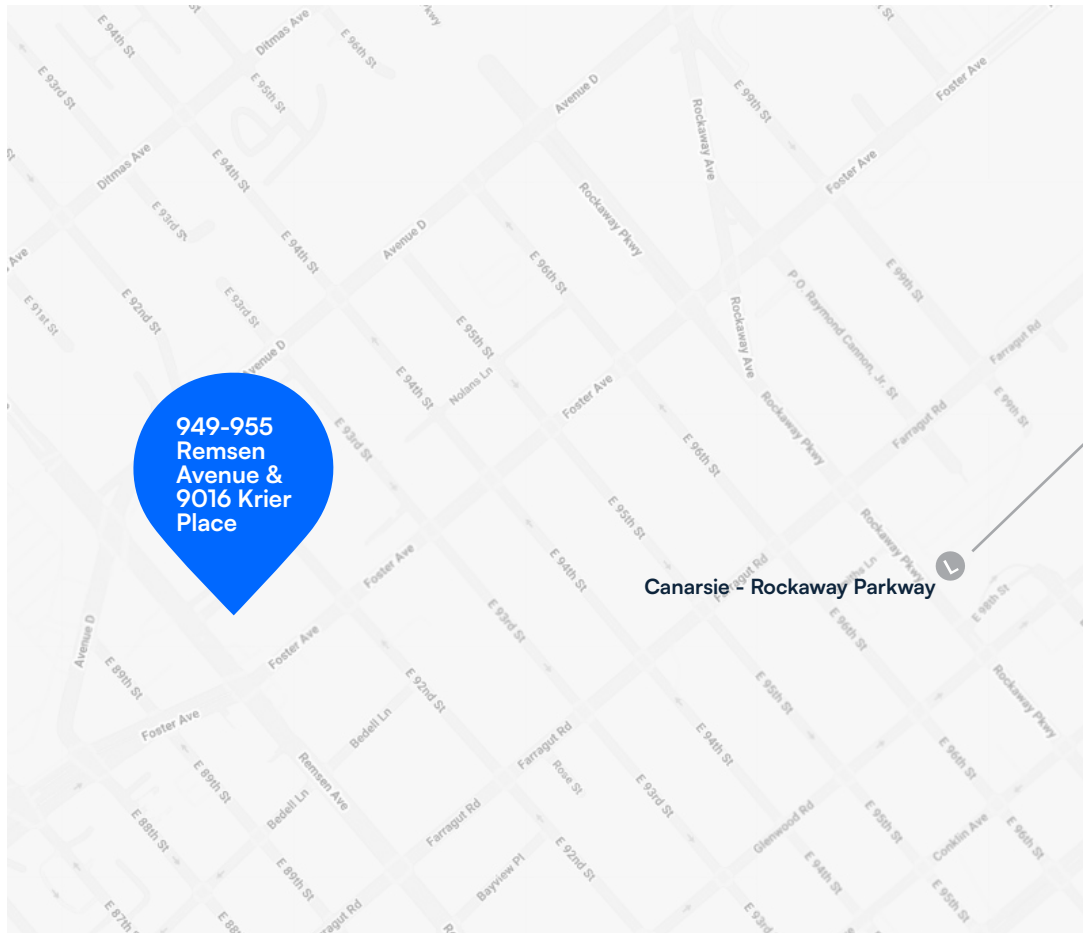
Commercial Assets

TRANSPORTATION AND TAX MAP

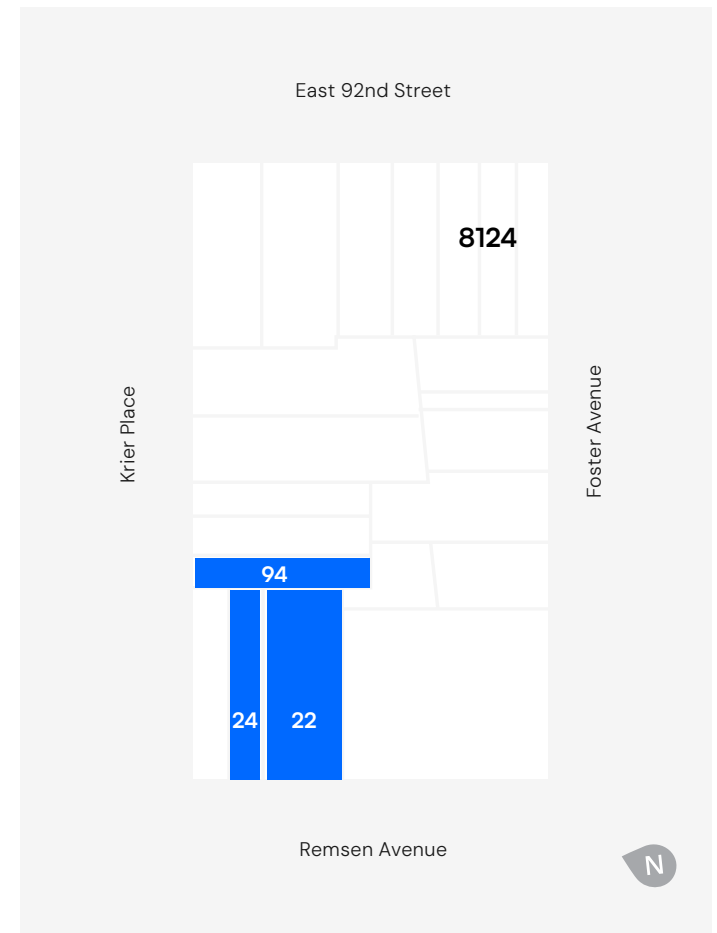
NEAREST TRANSIT

 Train at Canarsie – Rockaway Parkway

   Bus Lines



TAX MAP



949 REMSEN AVENUE

SPACE DETAILS

- Second Floor Office
- Bathroom
- Kitchen
- Storage Containers
- Rear Parking with Room for Trucks and Containers

2,440 SF

Total Space



Exterior



Ground Floor



Second Floor Office



Second Floor Kitchen

951 - 955 REMSEN AVENUE

SPACE DETAILS

- Storage Containers
- Rear Parking Lot with Room for Trucks and Containers

4,950 SF

Total Space



Exterior



Storage Area



Storage Area



Parking Lot

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9016 KRIER PLACE

SPACE DETAILS

- Parking Lot with Room for Trucks and Containers

2,000 SF

Total Space



PROPERTY SURVEY

SURVEY No. 5B-19-2282
PREPARED BY RAJ KUMAR
DRAWN BY: J.P.

MAP OF PROPERTY
BOROUGH OF BROOKLYN
COUNTY OF KINGS
STATE OF NEW YORK
BLOCK 8124 LOTS 24 & 94

DATE: SEPTEMBER 29th, 2019

THIS SURVEY WAS PREPARED FOR JONATHAN DAGMY AND IS TO BE USED FOR TITLE PURPOSES ONLY

KRIER

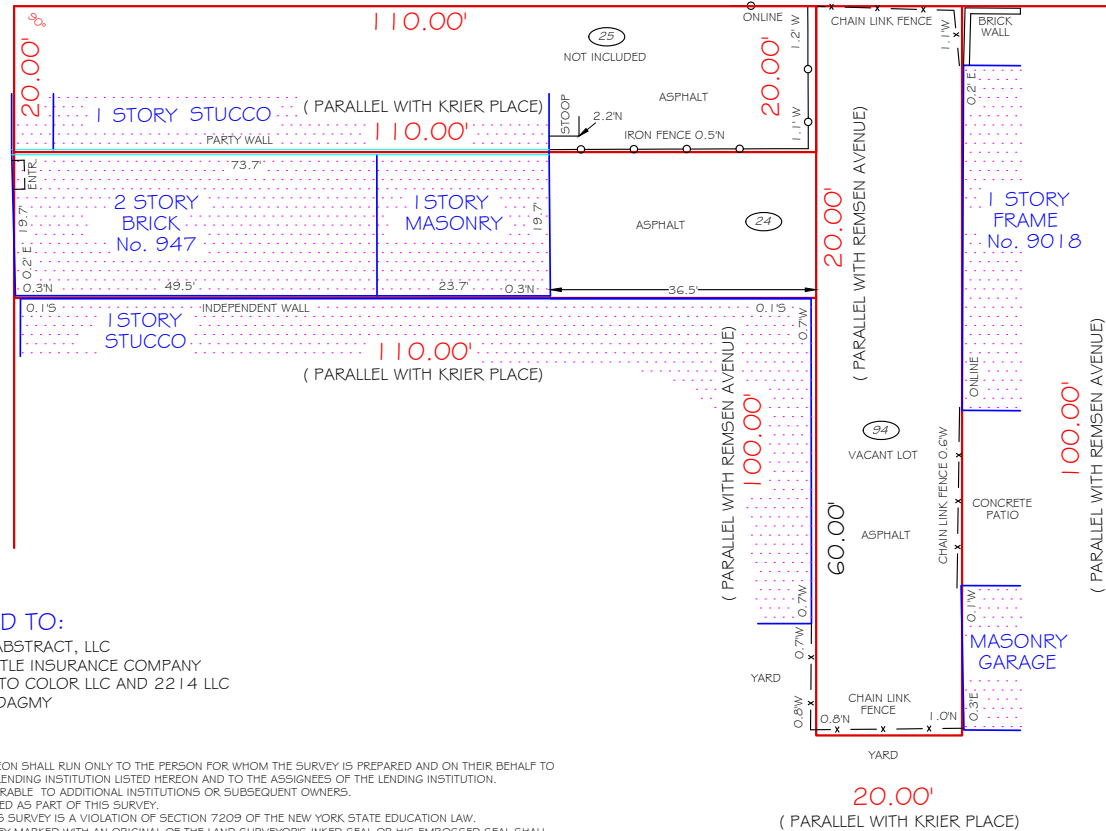
(50' WIDE)

PLACE

20.00'

REMSSEN AVENUE
(100' WIDE)

20.00'

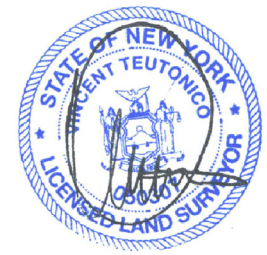
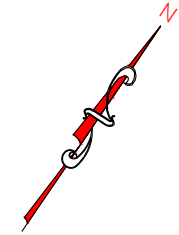


TITLE No.
RANY-37987

CERTIFIED TO:

RIVERSIDE ABSTRACT, LLC
AMTRUST TITLE INSURANCE COMPANY
K AND C AUTO COLOR LLC AND 2214 LLC
JONATHAN DAGMY

1. GUARANTEES OR CERTIFICATIONS LOCATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.



VINCENT TEUTONICO, L.S.
NEW YORK LICENSE 050307

5 BORO MAPPING

LAND SURVEYING
966 LITTLE NECK AVENUE
NORTH BELLMORE N.Y. 11710
TELEPHONE (516)-652-9984
EMAIL: 5boromapping@gmail.com



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ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

EAST FLATBUSH

East Flatbush is a lively, culturally rich neighborhood with deep Caribbean roots and a strong sense of community pride. Remsen Avenue is a busy local corridor lined with family-owned shops, restaurants, bakeries and everyday services. It connects to nearby Church Avenue, Utica Avenue and Linden Boulevard, which add retail and foot traffic. Frequent bus service and quick access to Linden Boulevard and the Belt Parkway make it easy to get around Brooklyn and beyond. The neighborhood's blocks of classic row houses and multifamily homes give it a lived-in, residential feel. Its location, steady local demand and vibrant character keep drawing residents, entrepreneurs and investors.

POINTS OF INTEREST

- Brooklyn Terminal Market
- Holy Cross Cemetery
- Brookdale Hospital Medical Center
- Kings Plaza Shopping Center

DEMOGRAPHICS

Within a one-mile radius of the property

35,574

Total Households

104,052

People

\$92,707

Avg Household Income

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7,390 SF

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Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.