COMMERCIAL ACQUISITIONS
REALTY SERVICES

AVAILABLE JANUARY 2027



CORNER RETAIL SPACE FOR LEASE

2461 FLATBUSH AVENUE

OLD MILL BASIN · BROOKLYN NY 11234

LEASING BROCHURE

EXCLUSIVE BROKER
ARSEN ATBASHYAN
917-939-3760
arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	2461 Flatbush Avenue, Brooklyn, NY 11234
NEIGHBORHOOD	Old Mill Basin
CROSS STREETS	Corner of Flatbush Avenue & East 53rd Street
SIZE	1,300 SF - 2,616 SF, divisible
FRONTAGE	Over 90 FT on Flatbush Avenue
CEILING	High ceilings with central HVAC
TRAFFIC	58,000 average daily vehicles
LOCATION	Located on the Flatbush Avenue commercial corridor, it is steps from Kings Plaza and minutes away from the Belt Parkway.



ASKING RENT

$45 PSF

2,616 SF
DIVISIBLE TO 1,300 SF

90+ FT
FLATBUSH AVENUE FRONTAGE

58,000
AVERAGE DAILY TRAFFIC

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LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

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PROPERTY

INTERIOR PHOTOS









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PROPERTY

FLOOR PLAN - 1,300 SF - 2,616 SF (DIVISIBLE)



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LOCATION

MARKET MAP & SURROUNDING TENANTS

2461 Flatbush Avenue offers 90 feet of frontage on a high-traffic Brooklyn corridor, with exposure to approximately 58,000 vehicles per day. The property is right near Kings Plaza and minutes from the Belt Parkway, surrounded by retailers including Home Depot, Lowe's, Walgreens, McDonald's, Raymour & Flanigan, and Bob's Discount Furniture.



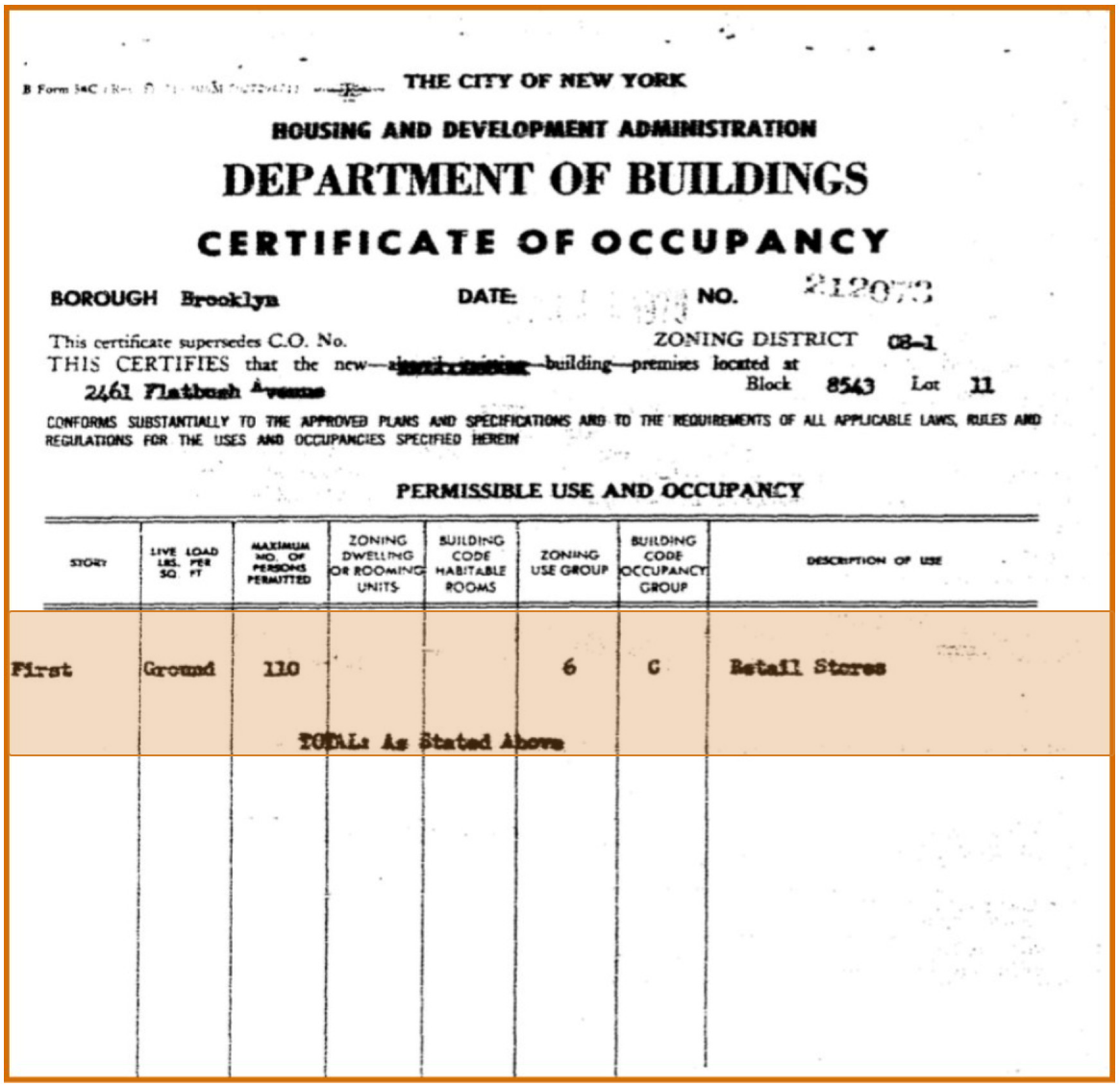
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CERTIFICATE OF OCCUPANCY



B Form 34C (Rev. [illegible]) THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE: [illegible] NO. 212073

This certificate supersedes C.O. No. ZONING DISTRICT C8-1

THIS CERTIFIES that the new—~~alteration~~—building—premises located at

2461 Flatbush Avenue Block 8543 Lot 11

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	Ground	110			6	C	Retail Stores
		TOTALS As Stated Above					

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