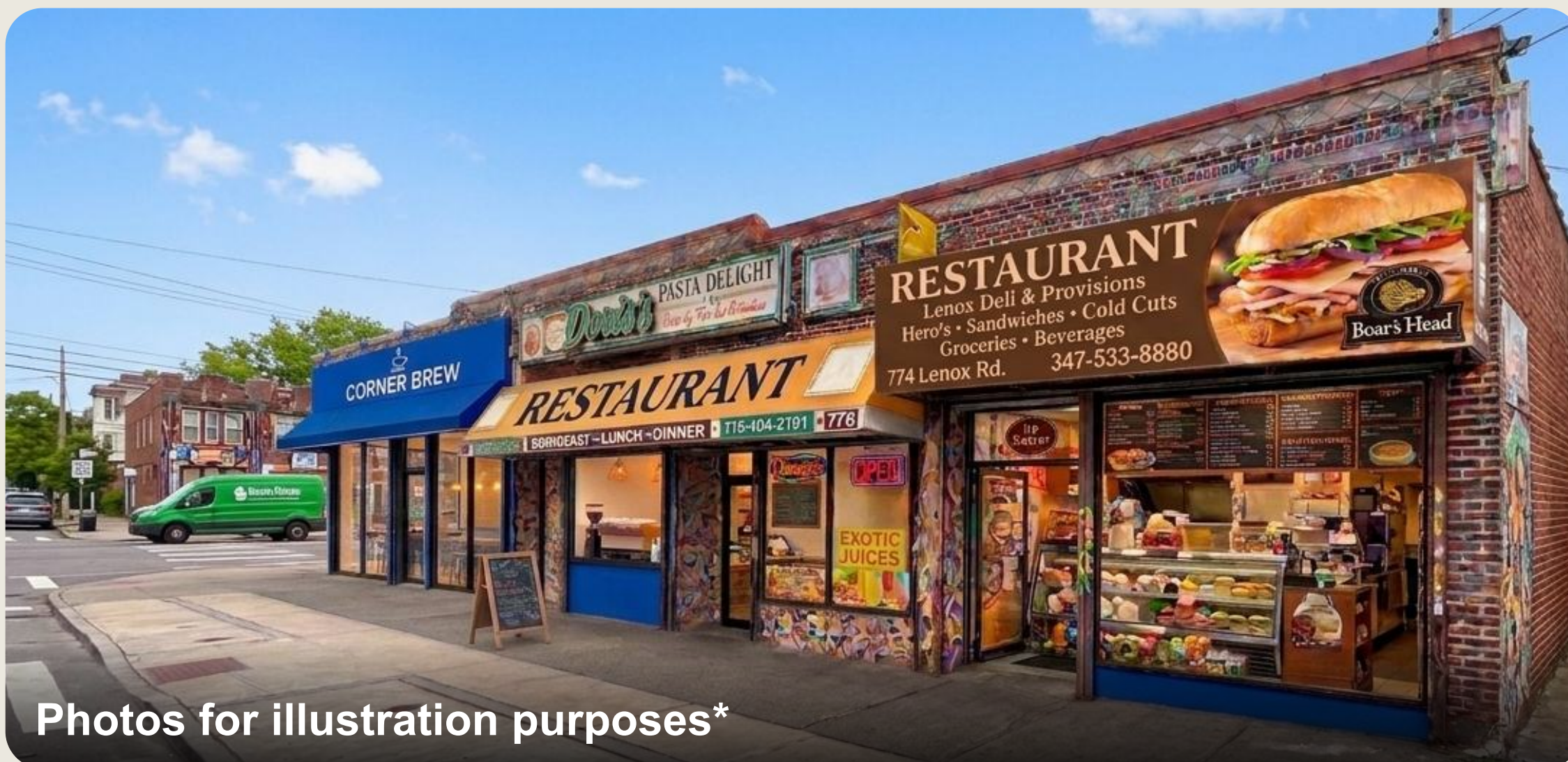


BUILDING FOR SALE

Exclusive Listing / Commercial Acquisitions Inc.



Photos for illustration purposes*



Photos for illustration purposes*

746 UTICA AVE

BROOKLYN, NY 11203

ASKING PRICE

\$3,650,000

LOT SIZE

8,092 SF

BUILDING SIZE

6,300 SF

BLOCK & LOT

4655-0003

ZONING

C8-1

FAR

2.4

CROSS STREETS

CORNER UTICA AVE & LENOX RD

AREA

EAST FLATBUSH

PROPERTY HIGHLIGHTS

- ✓ 180' Frontage, Prime Street Level Visibility
- ✓ Steps From Train And Bus Lines
- ✓ Corner Single Story Building
- ✓ Surrounded By Major Retail Businesses
- ✓ Great Signage Opportunity
- ✓ High Foot Traffic Area

PROPERTY OVERVIEW

746 Utica Ave presents a rare opportunity to acquire a corner, single-story retail building with exceptional visibility and strong in-place income. The property spans a full lot (approx. 81×100 ft) with a building footprint of ~81×96 ft, maximizing usable space. The asset is fully occupied with 8 tenants all paying, offering immediate cash flow and stability. All utilities are paid directly by tenants, enhancing the investment's efficiency and minimizing landlord expenses.

CONTACT INFORMATION

EXCLUSIVE BROKER

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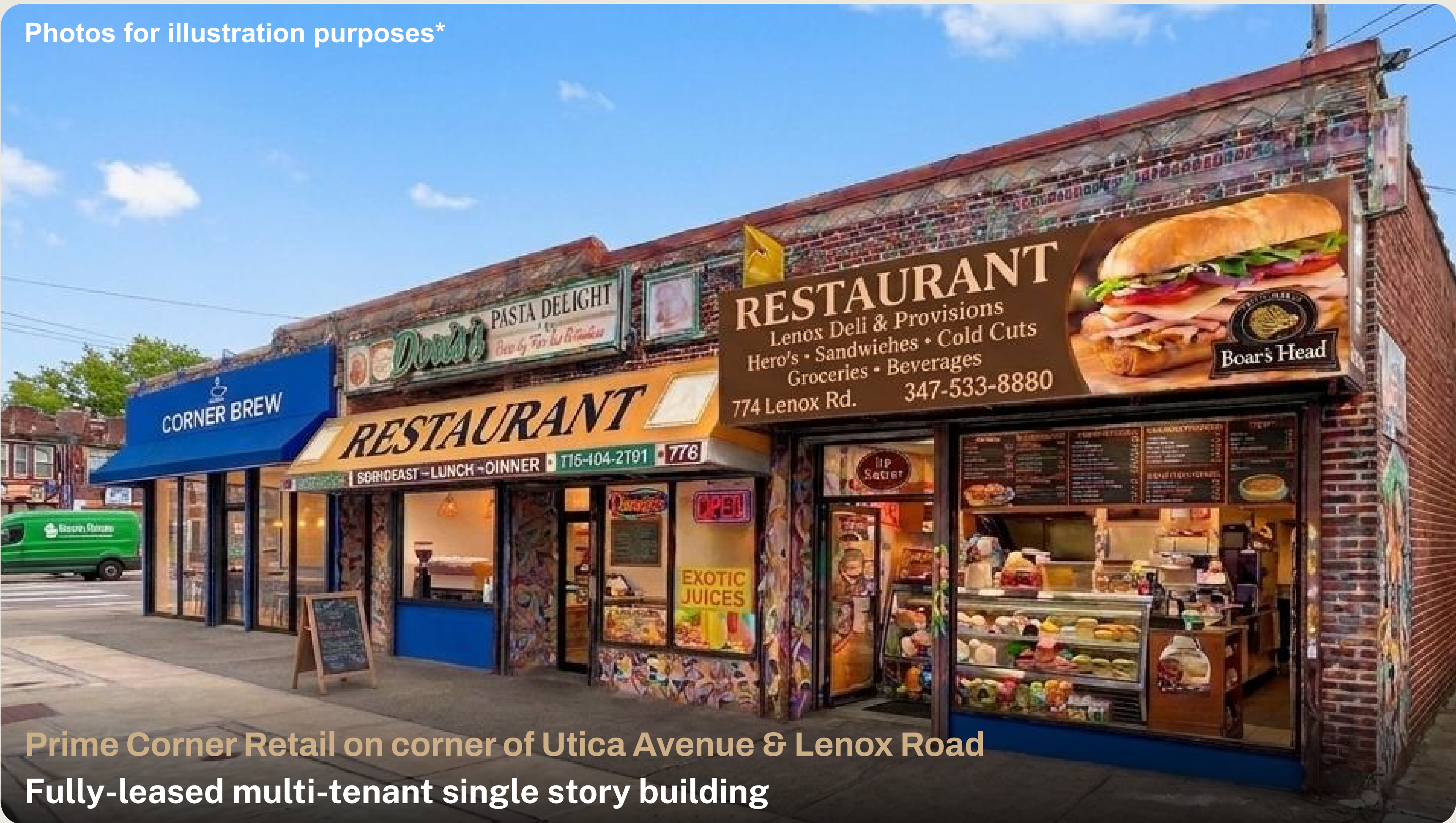
Scan to view
all current
listings

Photos for illustration purposes*



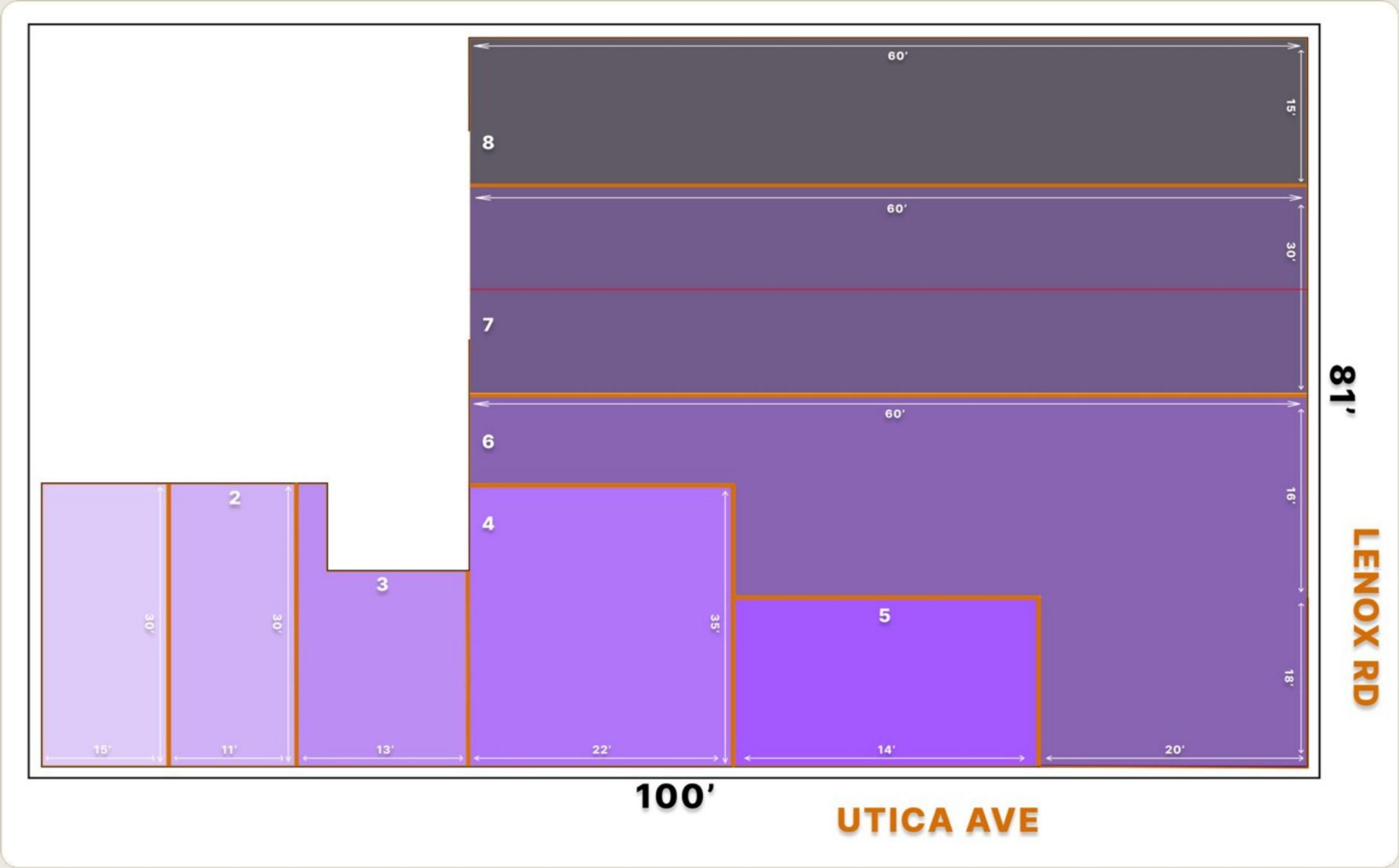
Prime Retail on Corner of Utica Avenue & Lenox Road
Fully-leased multi-tenant single story building

Photos for illustration purposes*



Prime Corner Retail on corner of Utica Avenue & Lenox Road
Fully-leased multi-tenant single story building

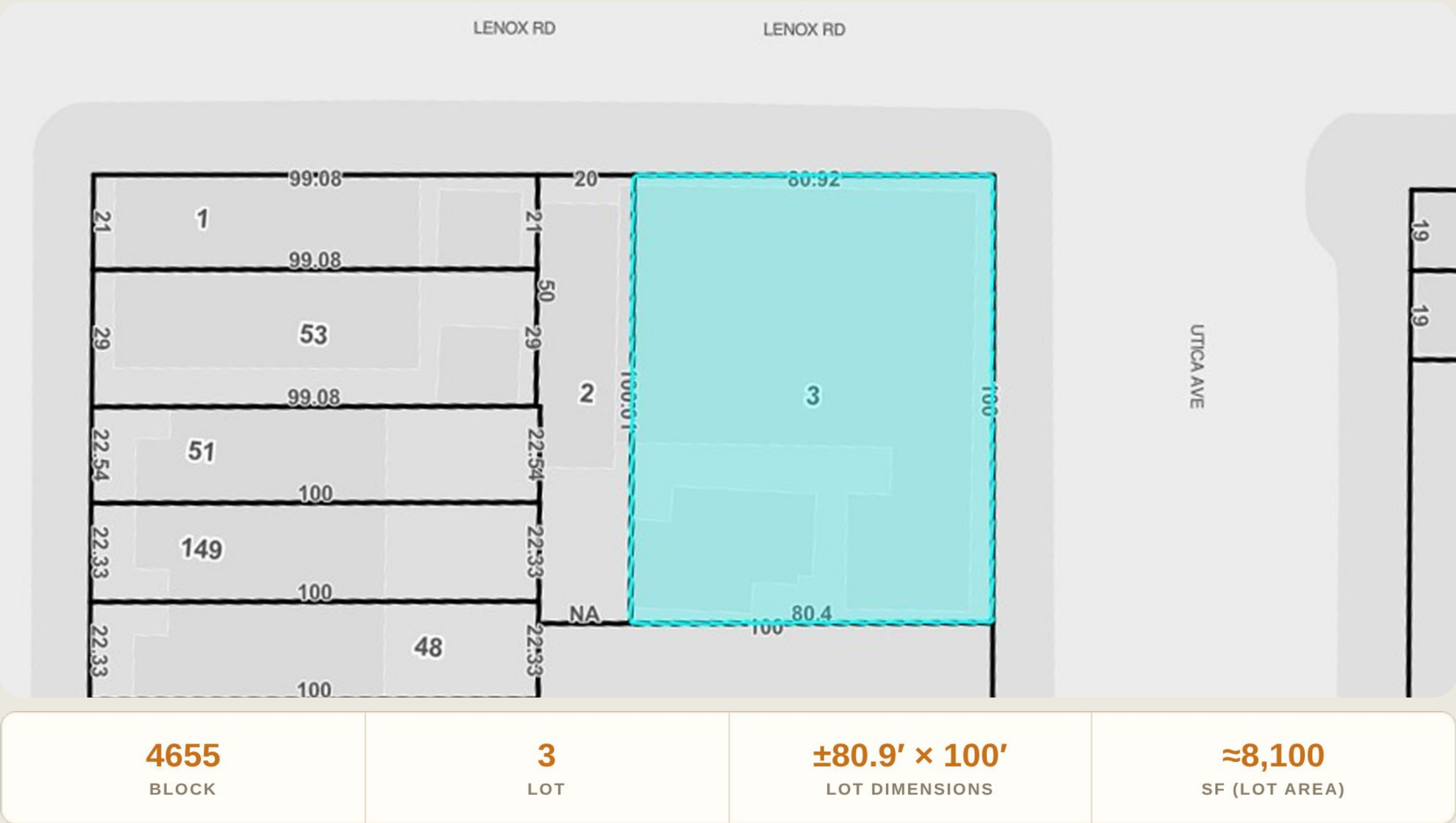
Floor Plan



UNIT LEGEND

- | | | | |
|---------------|---------------|--------------|----------|
| 1 Barber Shop | 2 E-Bike | 3 Smoke Shop | 4 Chef C |
| 5 Accountant | 6 Coffee Shop | 7 Restaurant | 8 Deli |

Tax Lot — Block 4655 / Lot 3



Site & Unit Map



Unit Legend

- 1

Barber Shop
- 3

Smoke Shop
- 5

Accountant
- 7

Restaurant
- 2

E-Bike
- 4

Chef C
- 6

Coffee Shop
- 8

Deli

Rent Roll & Tenancy

#	TENANT	LEASE EXPIRATION	ANNUAL INCREASE	MONTHLY	% GI
1	Barber Shop	12/31/2030	3%	\$2,000	7.0%
2	E-Bike	12/31/2031	3%	\$2,800	9.8%
3	Smoke Shop	Month-To-Month	3%	\$1,500	5.3%
4	Chef C	9/30/2033	3%	\$4,635	16.3%
5	Accountant	Month-To-Month	3%	\$1,500	5.3%
6	Coffee Shop	12/31/2033	3%	\$5,200	18.3%
7	Restaurant	9/30/2031	3%	\$6,800	23.9%
8	Deli	5/31/2033	3%	\$4,000	14.1%
Total — 8 units			3% / yr	\$28,435 /mo	100%

NOTE All leases are subject to a demolition clause within 3 years.

Expenses

ITEM	ANNUAL
Real Estate Taxes	\$53,717
Maintenance	\$20,000
Insurance	\$15,000
Total	\$88,717

Summary

Gross Annual Income	\$341,220
Less Expenses	(\$88,717)
Net Operating Income	\$252,503

ASKING PRICE

\$3,650,000

6.92% CAP

5-Year Appreciation Projection — avg. 2% / yr

YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
\$3.65M	\$3.72M	\$3.80M	\$3.87M	\$3.95M	\$4.03M
Basis	+\$73k	+\$74k	+\$76k	+\$77k	+\$79k

BY THE NUMBERS

96

/ 100

WALK SCORE

WALKER’S PARADISE

100

/ 100

TRANSIT SCORE

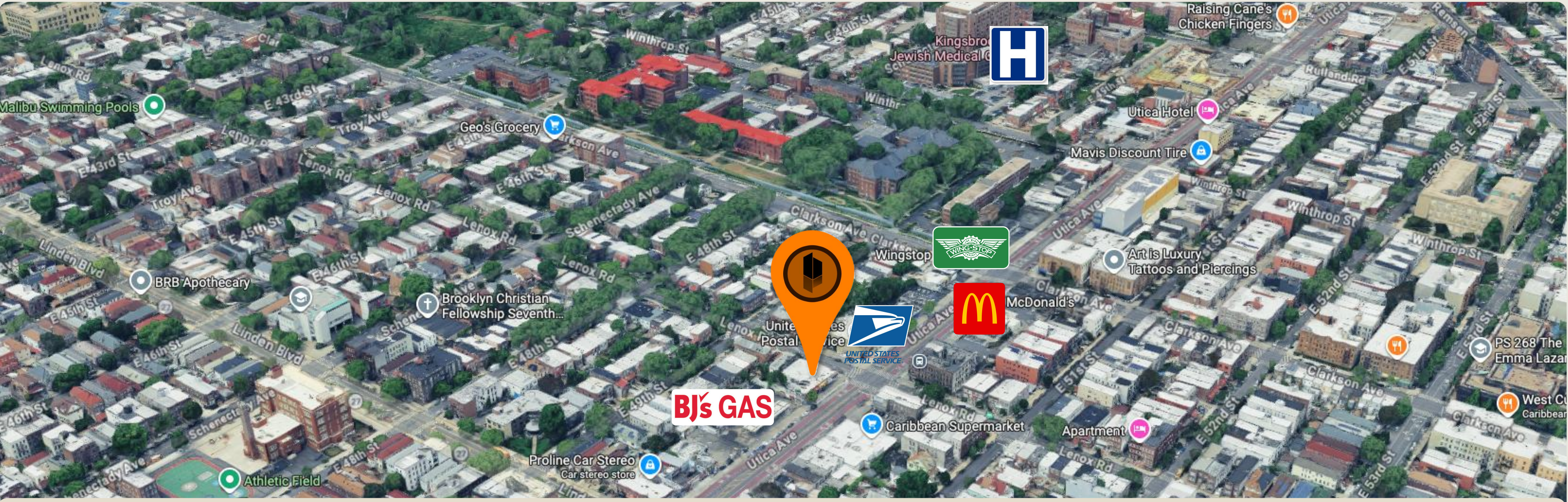
RIDER’S PARADISE

4

SUBWAY LINES

2 • 3 • 4 • 5

AREA MAP



Foot Traffic (746 Utica Ave, Brooklyn):
~14,000 – 18,000 pedestrians/day
Traffic Type:

- 55% local residents
- 30% commuters
- 15% destination traffic



TRANSIT ACCESS

SUBWAY

BUS

B35

B46

LOCATION ANALYSIS

Located in a dense retail corridor with national and local traffic drivers including BJ's Gas, McDonald's, Wingstop, Popeyes, as well as banks such as Chase Bank, Citi and Capital One.

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.

CERTIFICATE OF OCCUPANCY

746 Utica Avenue

Dept. of Housing & Buildings · Borough of Brooklyn, City of New York

C.O. NO.
110795

Issued July 19, 1944

774–782 Lenox Road — Southwest corner of Utica Avenue

Also addressed 746–748 Utica Avenue · Block 4655 · Lot 3

Building Details

C.O. NUMBER 110795	DATE ISSUED July 19, 1944	SUPERSEDES C.O. No. 89872	BLOCK / LOT 4655 / 3	NEW BUILDING NO. N.B. 7647 / 1938
CONSTRUCTION CLASS Non-fireproof	OCCUPANCY CLASS Stores & Light Mfg.	HEIGHT 1 story · 16 ft	USE DISTRICT Business	DATE OF COMPLETION July 18, 1944

Permissible Use & Occupancy

STORY	LIVE LOAD (LBS/SF)	PERSONS	PERMITTED USE
Cellar / Ground	—	—	Ordinary use
1st Story	75	15	Seven (7) stores
1st Story	75	7 (3M / 4F)	Light manufacturing — store, 776 Lenox Rd
Total			Stores & Light Manufacturing

Transcribed from NYC Department of Buildings **Certificate of Occupancy No. 110795**, certified by the Borough Superintendent, July 1944, for legibility. Refer to the official DOB record for the certified copy. **Note:** the 1944 certificate references Lot 5; current NYC tax records list the parcel as Block 4655, Lot 3 (lots were renumbered over time).

EXCLUSIVE LISTING BROKER

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