

EXCLUSIVE OPPORTUNITY

# 2450 FLATBUSH AVE

Across From

## Kings Plaza

**\$4,200,000**

ASKING PRICE

**15,000 SF**

TOTAL BUILDING

**60'**

RETAIL FRONTAGE

GROUND FLOOR RETAIL

MEZZANINE LEVEL

LOWER-LEVEL RETAIL

DELIVERED VACANT

*NEIGHBORING: Kings Plaza · Primark · Zara · Macy's · Sephora · Victoria's Secret · Bob's Discount · Raymour & Flanigan*



PROPERTY EXTERIOR



FLATBUSH AVENUE CORRIDOR



## PROPERTY OVERVIEW

A 15,000 SF retail building on a 6,000 SF lot along Flatbush Avenue, directly across from Kings Plaza Shopping Center — one of Brooklyn's premier retail destinations. The three-level building (ground floor, mezzanine, and lower level) will be delivered fully vacant, with possession arranged, allowing for immediate occupancy or repositioning.

ASKING PRICE  
**\$4,200,000**

Price Per SF **\$280**

Total Expenses **\$132,187**

Real Estate Tax (2025/26) **\$125,187**

Insurance **\$7,000**

## PROPERTY DETAILS

Borough / Neighborhood	Brooklyn / Marine Park
Address	2450 Flatbush Ave, 11234
Block & Lot	08542-0060
Lot / Built Dimensions	60' x 100' / 60' x 100'
Stories	2 (+ Lower Level)
Gross SF / Lot SF	15,000 SF / 6,000 SF
Zoning / FAR	C8-1 · 2.0 / 2.4 Allowed
Year Built	1987
Tax Class	4



\*\* Previously utilized as full retail selling space. The lower level functions as a full selling floor and is included in total retail square footage.

## FLOOR-BY-FLOOR BREAKDOWN

All three levels are delivered vacant and configured as full retail selling space.

### GROUND FLOOR

VACANT

**4,800 SF**

32% of total

### MEZZANINE LEVEL

VACANT

**4,200 SF**

28% of total

### LOWER LEVEL

VACANT

**6,000 SF**

40% of total

**TOTAL BUILDING AREA**  
DELIVERED VACANT

**15,000 SF**



PROPERTY EXTERIOR · FLATBUSH AVENUE FRONTAGE



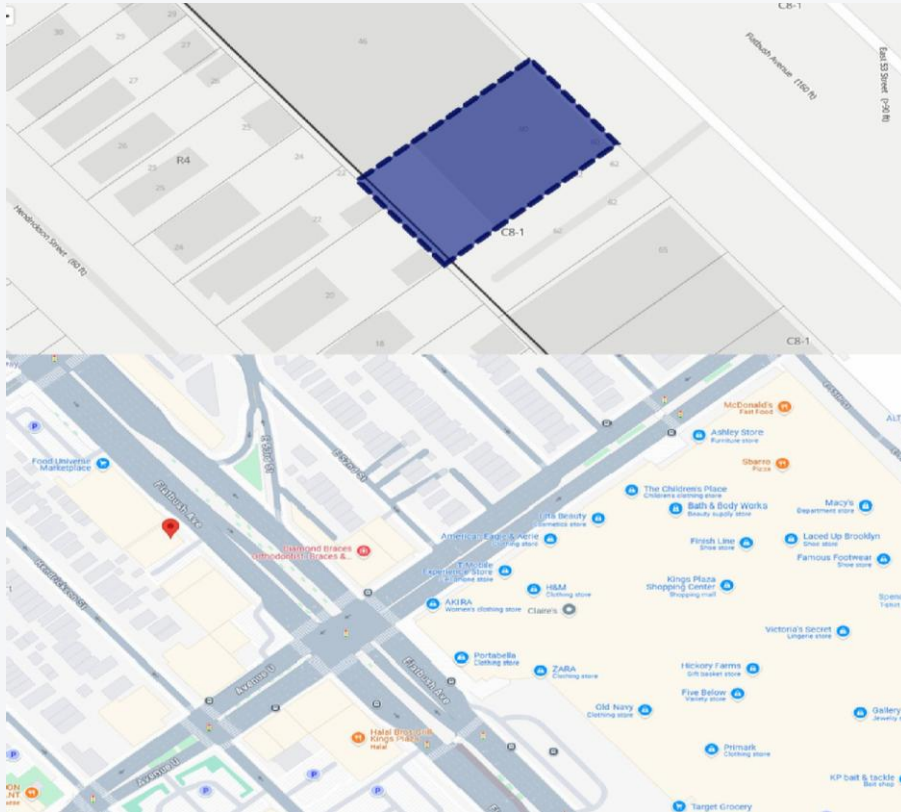
DRONE AERIAL VIEW



RETAIL INTERIOR



FLATBUSH AVE CORRIDOR



### STRATEGIC LOCATION

Situated directly across from Kings Plaza Shopping Center — Brooklyn's largest enclosed mall — 2450 Flatbush Ave benefits from one of the highest retail traffic corridors in the borough.

### NEIGHBORING RETAILERS

Kings Plaza Mall	Primark
Zara	Macy's
Sephora	Victoria's Secret
Bob's Discount	Raymour & Flanigan
7-Eleven	

### TRANSIT & ZONING

**Zoning:** C8-1 Commercial · FAR 2.0 / 2.4 Allowed  
**Bus Lines:** B2, B3, B41, B103 on Flatbush Ave  
**Subway:** Near 2/5 at Flatbush Ave–Brooklyn College

EXCLUSIVELY LISTED BY

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# JA COHEN ADVISORY GROUP

THE REAL ESTATE BROKERAGE FIRM YOU CAN TRUST

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