

3602 Clarendon Road, Brooklyn, NY 11203

Three Commercial Units & Two Residential Units | Corner Mixed-Use Building | **FOR SALE**

Ariela
GREAA Partner



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- Five (5) unit mixed-use property featuring three (3) ground-floor retail spaces topped by two (2) residential apartments
- Corner lot at Brooklyn Avenue and Clarendon Road, with high visibility maximizing street exposure and foot traffic
- Currently one retail and one residential vacancy, offering flexible occupancy and instant rental upside
- Ideally situated just steps from the 2 and 5 subway lines along the Nostrand Avenue transit corridor, ensuring seamless commuter access across Brooklyn and into Manhattan
- Surrounded by major economic and community drivers, including the massive SUNY Downstate & Kings County Hospital medical complex, Brooklyn College and numerous local stores and restaurants



Exclusively Represented By
212.544.9500 | arielpa.nyc

Steven Puccio x588
spuccio@arielpa.com

Victor Sozio x12
vsozio@arielpa.com

For Financing
Information:

Nicholas Campoli x416
ncampoli@arielpa.com

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. September 9, 2026 12:38 pm

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Block / Lot	4953 / 1
Lot Dimensions	25.42' x 100'
Lot Sq. Ft.	2,542
Building Dimensions	25' x 100'
Stories	2
Residential Units	2
Commercial Units	3
Total Units	5
Building Sq. Ft.	3,775
Zoning	R4 / C1-2
Tax Class	2A
Assessment (26/27)	\$212,940
Real Estate Taxes (26/27)	\$26,488

*All square footage/buildable area calculations are approximate



Asking Price: \$950,000

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Financial Summary

Scheduled Residential Income:	\$54,600	
Scheduled Commercial Income:	\$75,180	
Scheduled Other Income:	\$5,400	
Scheduled Gross Income:	\$135,180	
Less Residential Vacancy Rate Reserve (5.00%):	(\$2,730)	
Less Commercial Vacancy Rate Reserve (7.00%):	(\$5,641)	
Gross Operating Income:	\$126,809	
Less Expenses:	(\$84,055)	62% of SGI
Net Operating Income:	\$42,755	

Unit Breakdown

Unit Type	# of Units	Avg. Rent	Monthly Income	Annual Income
FM	2	\$2,275	\$4,550	\$54,600
Retail	3	\$2,088	\$6,265	\$75,180
Other	-	-	\$450	\$5,400
Total Income:			\$11,265	\$135,180

Expenses

Real Estate Taxes (26/27)	\$26,488	Electric	\$1,755
Tax Reimbursement	(\$791)	Repairs & Maintenance	\$1,696
W&S Reimbursement	(\$355)	Payroll	\$9,058
Water & Sewer	\$10,016	Legal/Miscellaneous	\$2,536
Insurance	\$12,476	Management	\$4,438
Fuel	\$16,737		
Gross Operating Expenses:	\$84,055		



[FOR FULL RENT ROLL CLICK HERE](#)

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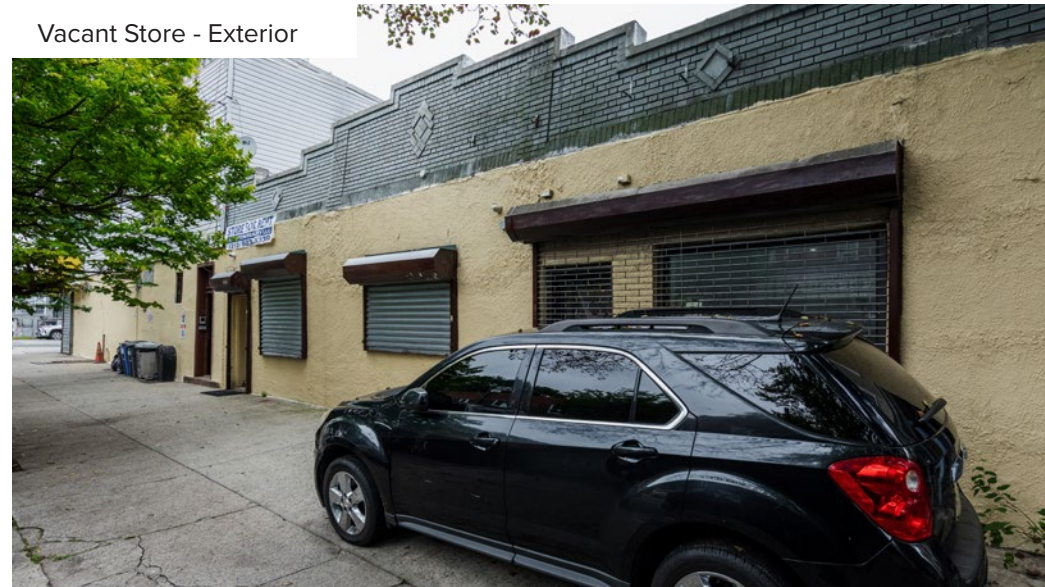
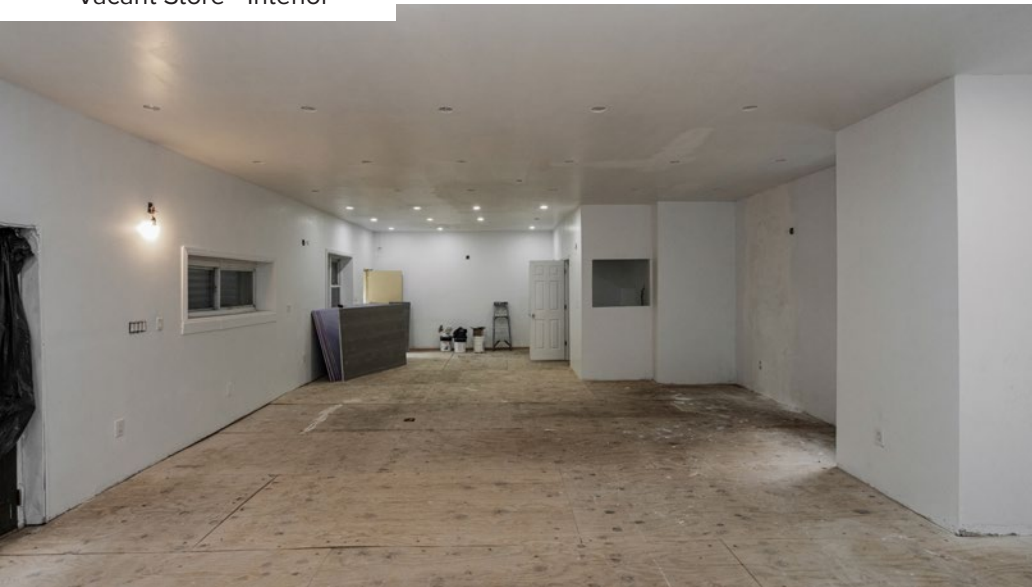


Vacant Store - Interior

Mechanicals



Vacant Store - Exterior



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3602 Clarendon Road is well connected by public transportation, with several subway lines including the 2 and 5 trains at Beverly Road and Newkirk Avenue, and B8 and B44 bus services along Clarendon Road and Nostrand Avenue.

Transportation Score



91

Rider's Paradise



63

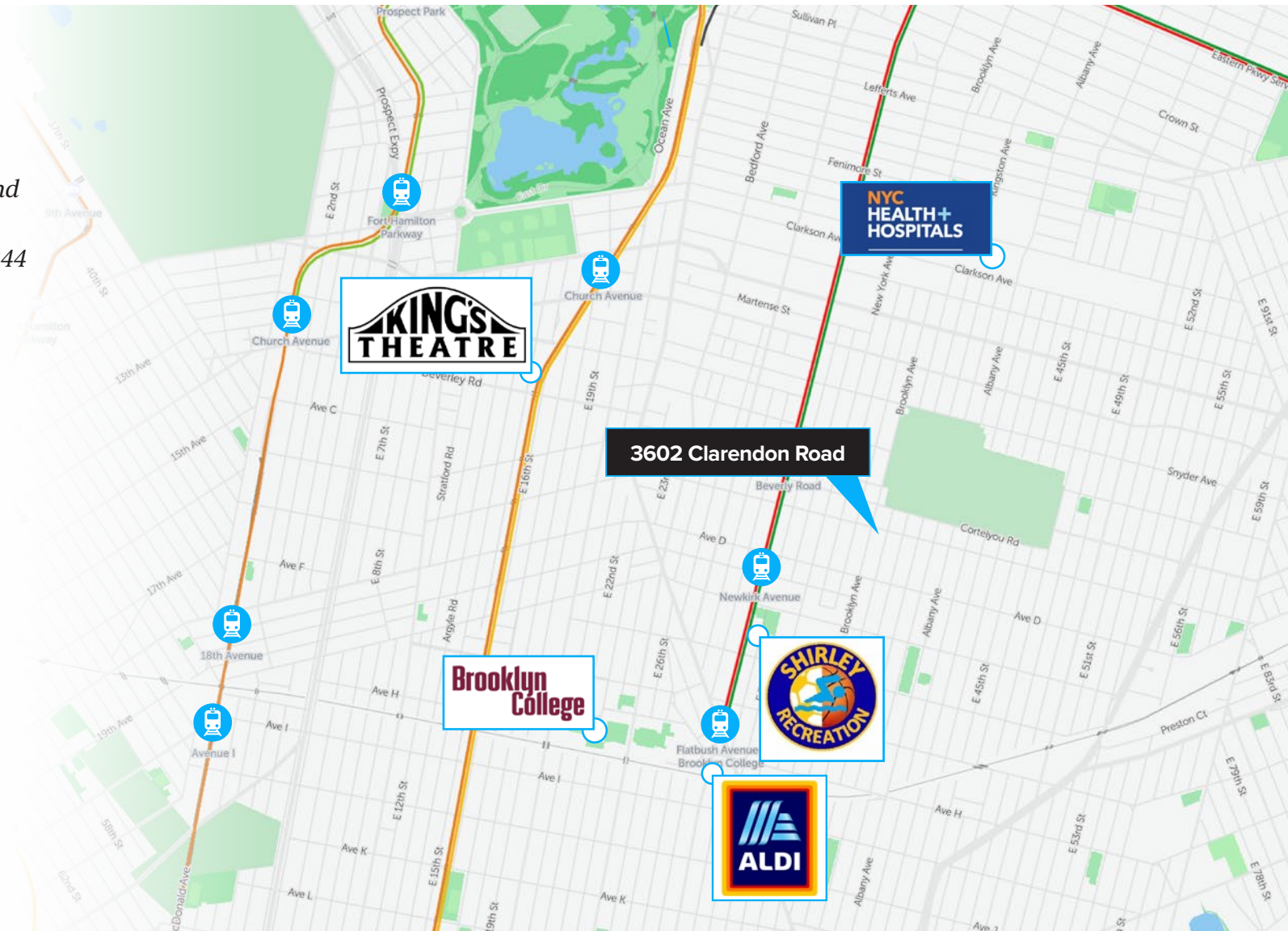
Somewhat Walkable



61

Bikeable

[Visit Walk Score Website](#) →



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