

FOR SALE

6326 New Utrecht Ave Brooklyn, NY 11219

5,250 SF Corner Mixed-Use Building in Borough Park

Ariel
GREM Partner



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5,250 SF Corner Mixed-Use Building in Borough Park | **FOR SALE**



- 5,250 SF 3-story mixed-use building located on the northwest corner of New Utrecht Avenue and 64th Street
- Consists of ground floor retail and storage space that will be delivered vacant, and 5 commercial units above.
- Protected tax class 2A - limits property tax increases year over year
- Opportunity for an investor/user to acquire a prime corner asset with immediate room to add value
- Located along the New Utrecht Avenue D train line, 2 blocks from both the 62nd St D Train Station and the New Utrecht Avenue N/W station



Asking Price: \$3,150,000

Exclusively Represented By
212.544.9500 | arielpa.nyc

Lawrence Sarn x54
lsarn@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Sean R. Kelly, Esq. x59
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For Financing
Information:

Matthew Dzbanek x48
mdzbanek@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. February 6, 2026 5:13 pm

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Property Information

| | |
|---------------------------|----------------|
| Block / Lot | 5741 / 27 |
| Lot Dimensions | 22.25' x 99.08 |
| Lot Sq. Ft. | 2,205 |
| Building Dimensions | 22' x 70' |
| Stories | 3 |
| Total Units | 6 |
| Building Sq. Ft. | 5,250 |
| Zoning | M1-1 |
| FAR | 1.00 |
| Buildable Sq. Ft. | 2,205 |
| Tax Class | 2A |
| Assessment (25/26) | \$175,540 |
| Real Estate Taxes (25/26) | \$21,835 |

*All square footage/buildable area calculations are approximate

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Financial Summary

| | | |
|------------------------------------|------------------|-----------------------|
| Scheduled Gross Income: | \$241,200 | |
| Less Vacancy Rate Reserve (3.00%): | (\$7,236) | |
| Gross Operating Income: | \$233,964 | |
| Less Expenses: | (\$53,944) | 22% of SGI |
| Net Operating Income: | \$180,020 | 5.71% Cap Rate |

Expenses (Estimated)

| | | | |
|---------------------------|----------|----------------------------------|-----------------|
| Real Estate Taxes (25/26) | \$21,835 | Repairs & Maintenance | \$4,800 |
| Water & Sewer* | \$1,800 | Legal/Miscellaneous | \$2,340 |
| Insurance* | \$6,700 | Management | \$7,019 |
| Fuel | \$7,875 | Gross Operating Expenses: | \$53,944 |
| Electric | \$1,575 | | |

Scheduled Income

| Unit Status | # of Units | Avg. Rent \$/Unit | Monthly Income | Annual Income |
|----------------------|------------|-------------------|-----------------|------------------|
| Office | 5 | \$2,620 | \$13,100 | \$157,200 |
| Commercial | 1 | \$5,000 | \$5,000 | \$60,000 |
| Storage | 1 | \$2,000 | \$2,000 | \$24,000 |
| Total Income: | | | \$20,100 | \$241,200 |



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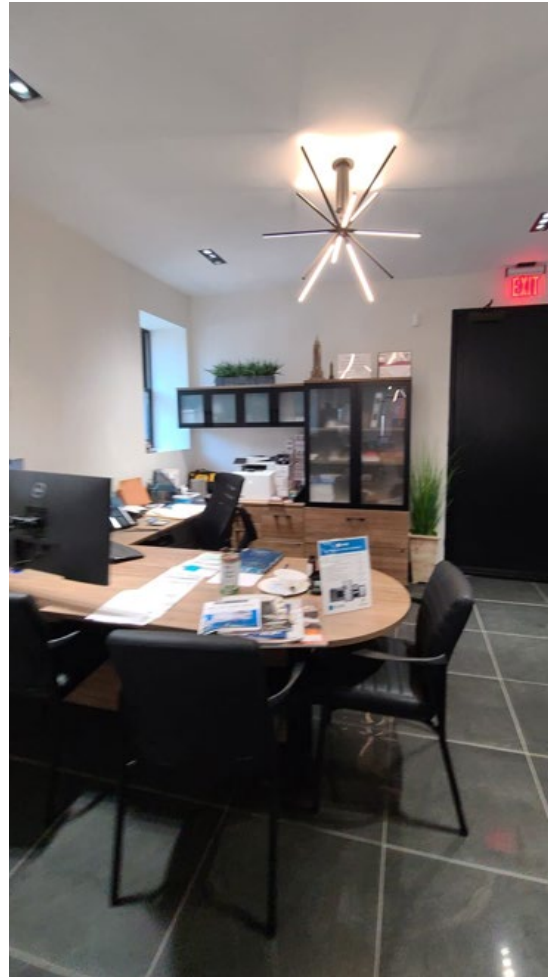
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INTERIOR PHOTOS



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Located in the high-traffic Borough Park neighborhood of Brooklyn between 63rd and 64th Streets, 6326 New Utrecht Avenue is situated just one block from the 62nd St/New Utrecht Ave subway complex for immediate access to the D and N trains, and within walking distance of the B9, B16, and B64 bus routes.

Transportation Score

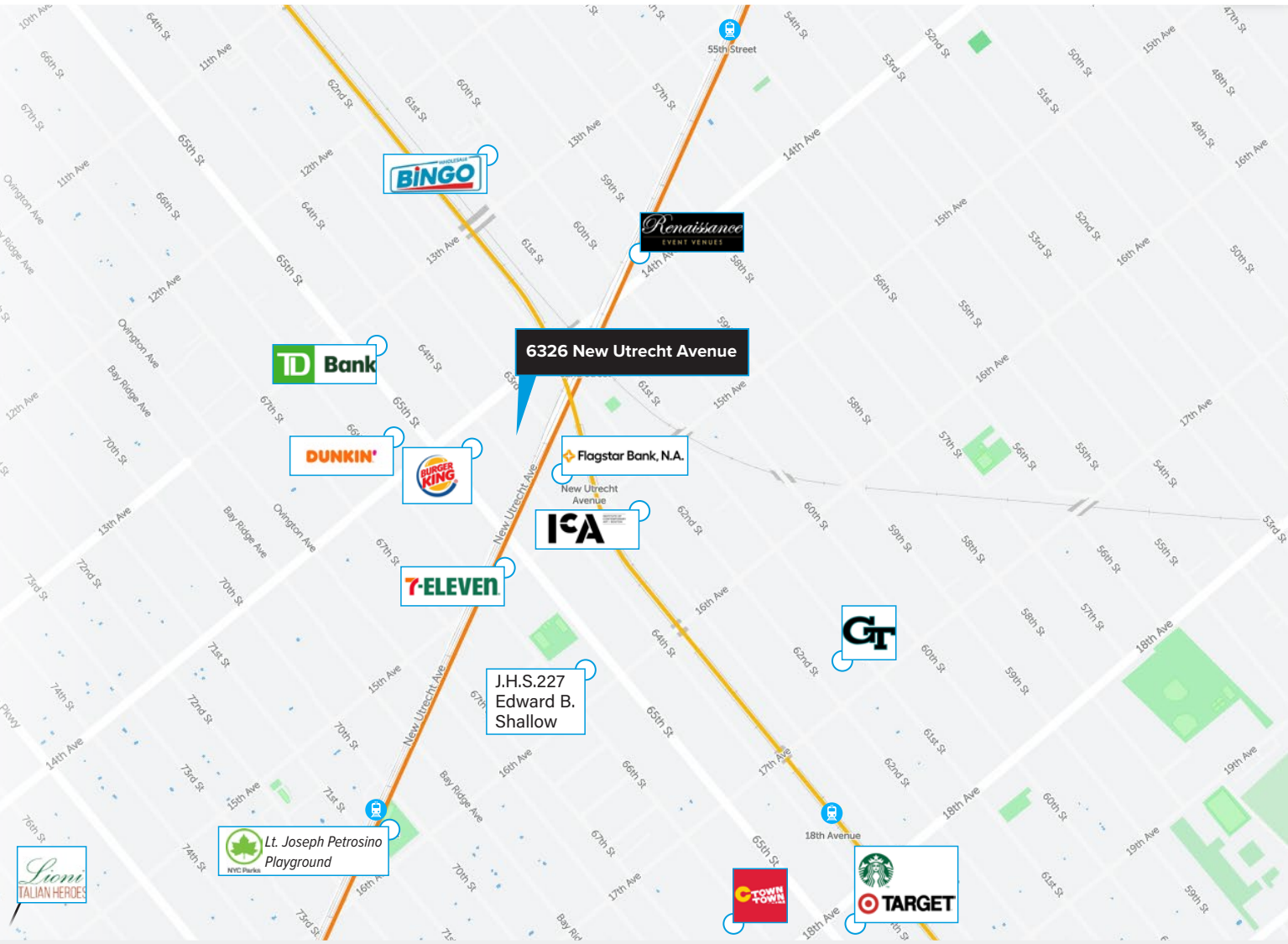


85
Excellent Transit



86
Very Walkable

[Visit Walk Score Website](#) →



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