



# For Sale: Prime 86<sup>th</sup> St Intersection Retail Development Opportunity

8519 New Utrecht Avenue & 1832 85<sup>th</sup> Street, Brooklyn, NY 11214

**ASKING PRICE: \$6,950,000**



**Salvatore Iuvara**

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### **PROPERTY NARRATIVE**

ERG Commercial Real Estate is pleased to present 8519 New Utrecht Avenue and 1832 85<sup>th</sup> Street located in the Bensonhurst neighborhood of Brooklyn. Currently built out and C/O as a 7,700 SF funeral home, 8519 New Utrecht will be delivered vacant, offering a unique retail re-positioning opportunity with  $\pm$  135' of Frontage on it's 86<sup>th</sup> St intersection.

1832 85<sup>th</sup> Street is the adjacent 3,991 SF block-through parking lot, currently used to service the building. With curb-cut access on New Utrecht Ave, 40' of frontage on a quieter 85<sup>th</sup> Street, and just under 6,000 BSF in its R5 zoning, this lot can either be retained for parking or developed into multifamily housing.

Bensonhurst is a densely populated, vibrant Brooklyn neighborhood known for its diverse, family-oriented community and strong local spending power. With a mix of residents, the area supports a wide variety of retail and service businesses. The 86th Street and New Utrecht Avenue intersection serves as a major commercial hub, benefiting from high foot traffic, strong vehicular flow, and excellent transit access via the D subway line and Belt Pkwy. This prime intersection combines a thriving neighborhood retail corridor with an engaged, walkable customer base, making it an ideal location for new development or an established business.



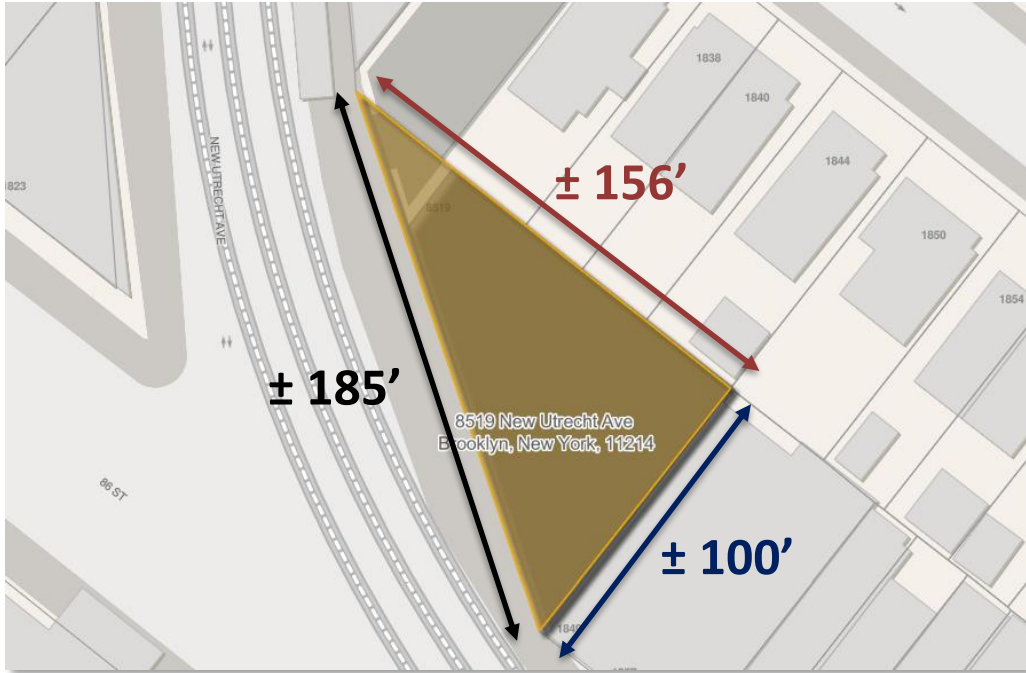
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**8519 New Utrecht Avenue, Brooklyn, NY 11214**

**Lot Dimensions:**



Property Information	
Block & Lot	6344-57
Lot Size	7,792 SF
Building Size	7,700 SF
Year Built	1929
Zoning	R5 / C1-2 Overlay
Taxes	\$71,799

**PROPERTY HIGHLIGHTS**

- Grandfathered in Funeral Home C/O
- 7,700 SF Delivered Vacant w/ Retail Conversion Opportunity
- Building has ± 135' of Frontage on 86<sup>th</sup> St & New Utrecht Ave Intersection
- 14' Ceiling Height
- Gas Boiler for Hot Water
- Gas Furnace for Heat
- ± 4,000 SF Basement



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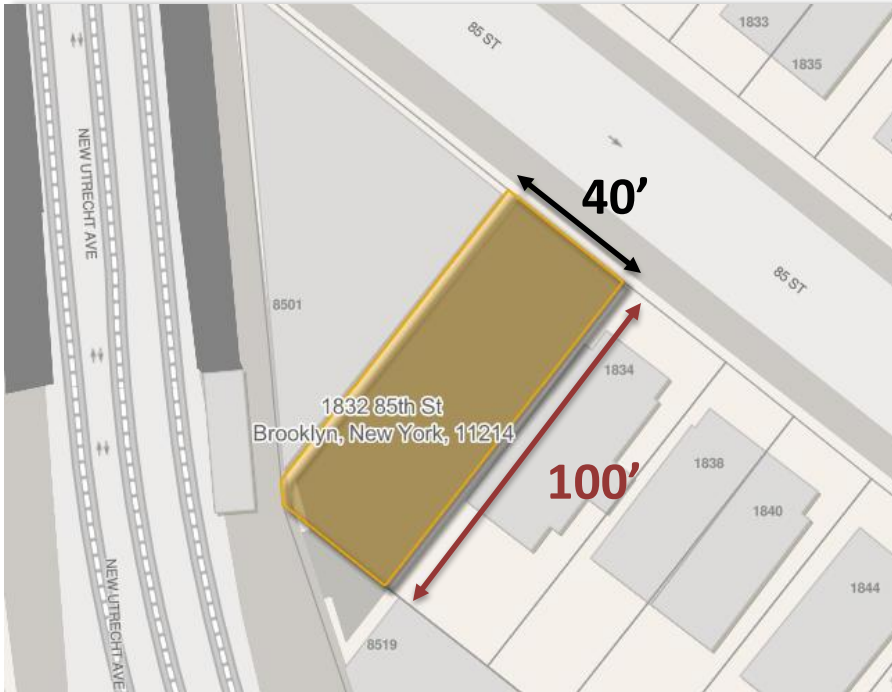
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## 1832 85<sup>th</sup> Street, Brooklyn, NY 11214

### Lot Dimensions:



### Property Information

<b>Block &amp; Lot</b>	6344-19
<b>Lot Size</b>	3,991 SF
<b>Zoning</b>	R5/C1-2 Overlay
<b>FAR</b>	1.5
<b>Buildable SF</b>	5,987 BSF
<b>Taxes</b>	\$33,185

### PROPERTY HIGHLIGHTS

- Current Parking Lot to Service 8519 New Utrecht Avenue
- 40' Frontage on 85<sup>th</sup> Street
- Zoned R5 w/ C1-2 Overlay
- ± 5,987 Residential BSF as-of-right



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## TRANSPORTATION & DEMOGRAPHIC INFORMATION

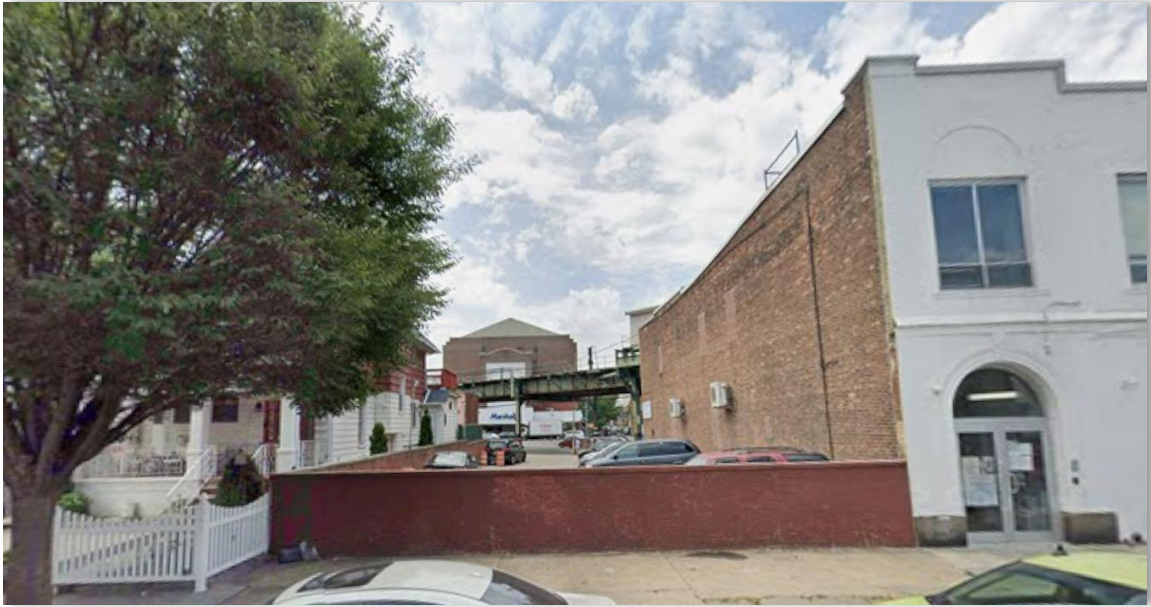
- Located on Prime 86<sup>th</sup> Street Retail Corridor
- Steps from 18<sup>th</sup> Ave Subway Station - D Train
- One Mile to Belt Parkway
- 15 Minute Drive to Verrazzano Bridge
- Close Proximity to Dyker Beach Park
- Dense Population of over 110,000 people within a 1 Mile Radius to support strong retail presence
- ± 20,000 – 40,000 Vehicles per day along this few block stretch of 86<sup>th</sup> Street
- Diverse community providing a variety of potential uses



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**PHOTOS**

***Parking Lot from 85<sup>th</sup> Street:***



***Interior:***



***Interior:***



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