

# COMPASS



5203-5207 Church Ave, Brooklyn, NY 10005

Available for Sale or Lease

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## 5203-5207 Church Ave Brooklyn, NY 11203

Block / Lot	4678 / 44
Building SF (Above Grade)	14,700 (10,200)
Building Dimensions	60' X 95'
Stories (Above Grade)	3 (2)
Lot SF	5,600
Lot Dimensions	60' x 98'
Zoning	R5 / C1-2 / QRS
Residential FAR	2.0
Residential BSF	11,200
Commercial FAR	2.0
Commercial BSF	11,200
Mixed-Use FAR	2.5
Mixed-Use BSF	14,000
Air Rights	3,800
Annual Taxes	\$89,626
Tax Class	4

## Property Overview

Compass has been retained on an exclusive basis to facilitate the sale or lease of 5203–5207 Church Avenue, an approximately 15,000 SF (~10,000 SF above grade) commercial property situated along one of Flatbush’s predominant retail corridors. The property can be delivered vacant, offering a compelling opportunity for an end-user or for repositioning or redevelopment by an investor.

The building is currently configured with retail and medical tenants and features 10’+ ceiling heights and elevator access throughout, allowing for a highly usable and customizable layout. Notably, a credit-worthy second-floor tenant is paying approximately \$13,500 per month, enabling an owner-user to occupy the remaining space while offsetting carrying costs, or allowing an investor to retain that income while repositioning the balance of the building with market-rate tenants.

From a development perspective, the property is a Qualifying Residential Site (QRS), which allows for a mixed-use FAR of up to 2.5, translating to approximately 14,000 buildable square feet. This provides meaningful long-term optionality while maintaining current income in the interim.

**Feel free to reach out to [nathan.horne@compass.com](mailto:nathan.horne@compass.com) / 706-255-5657 with any questions or to schedule a showing. A pro forma and building plans can be provided upon request.**

**End-User and  
Investor Potential**

**14,700 (10,200)**  
Building SF (Above Grade)

**14,000 BSF**  
Mixed-Use Development

**Elevated Building**  
with Adaptable Layout

**\$50/SF retail rents**  
along Prime Church Ave



# Aerial/Retail/Waiting Area Photos



# Interior Waiting Area/Hallway Photos



# 5203-5207 Church Ave, Brooklyn, NY 11203

## Rent Roll / Pro Forma

Tenant (Floor)	Sq. Ft	Monthly Rent	\$/SF	Expiration, Terms
Vacant (Bsmt)	4,500	\$7,500	\$20	Vacant/Projected
Hair Salon (1st)	400	\$2,200	\$66	1/1/2030, 4% Annual Escalations, 60-day Termination Clause
Eye Care Doctor (1st, Front)	3,000	\$18,000	\$72	Five Year lease for current owner signed prior to closing, tbd escalations
Physical Therapy (1st, Rear)	2,300	\$6,500	\$34	11/1/2027, 3% Annual Escalations, 60-day Termination Clause, Could relocate to Bsmt
One Brooklyn Health (2nd)	4,500	\$13,500	\$36	11/1/2030, 3% Annual Escalations, 60-day Termination Clause
<b>Total</b>	<b>14,700</b>	<b>\$47,700</b>	<b>\$38.94</b>	

## Projected Financials

	Current	Projected
Annual Income	\$482,400	\$572,400
Vacancy (3%)	\$0	\$17,172.00
<b>EGI</b>	<b>\$482,400</b>	<b>\$555,228.00</b>
<b>Expenses</b>		
Taxes	\$89,626	\$89,626
Water/Sewer	\$2,000	\$3,000
Gas/Electric	\$10,000	\$15,000
Insurance	\$14,400	\$14,400
Mgmt (3%)	\$14,472	\$16,657
Misc/Legal (2%)	\$9,648	\$11,105
<b>Total</b>	<b>\$140,146</b>	<b>\$149,787</b>
Expense Ratio	29%	27%
Tax Ratio	17%	16%
<b>NOI</b>	<b>\$342,254</b>	<b>\$405,440.60</b>

# Interior (Upper Floors) Photos



# Interior (Lower Floors) Photos



# Rent Comps



1

5102-5124 Church Ave

1,000 SF

Active: \$60 P/SF



2

793 Utica Ave

350 SF

Active: \$80 P/SF



3

4906 Church Ave

2,000 SF

Active: \$60 P/SF



4

5901 Church Ave

1,920 SF

Active: \$80 P/SF



5

4520 Church Ave

1,000 SF

Leased: \$48 P/SF



6

6001 Church Ave

2,500 SF

Leased: \$48 P/SF



7

4917 Church Ave

900 SF

Leased: \$99.96 P/SF



8

746-748 Utica Ave

800 SF

Leased: \$67.56 P/SF





★ 5203-5207 Church Ave, Brooklyn, NY

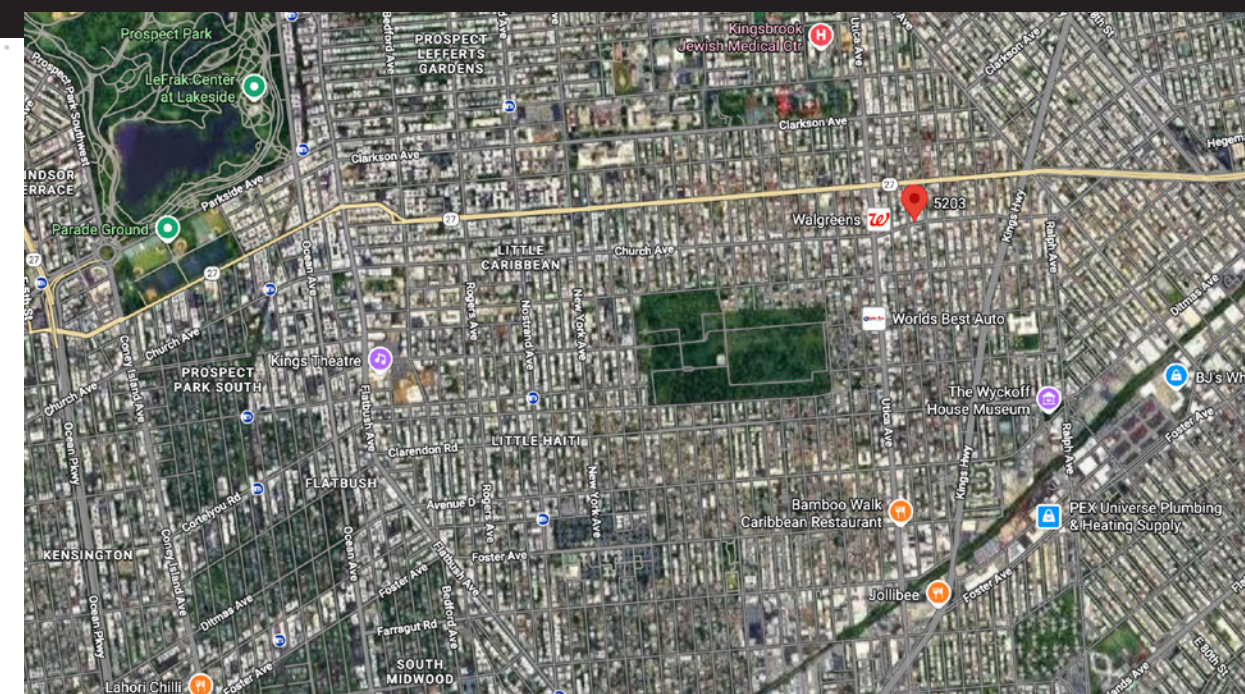
- 1 Linda's
- 2 China Restaurant
- 3 McDonald's
- 4 Chase Bank
- 5 Proline Car Stereo
- 6 McDonald's
- 7 Dunkin'
- 8 Geo's Grocery
- 9 Brooklyn Public Library - Rugby Branch
- 10 Best Bites Restaurant
- 11 Popeyes Louisiana Kitchen
- 12 It Takes a Village Academy
- 13 I.S. 285 Meyer Levin
- 14 Kingsbrook Jewish Medical Center
- 15 Wendy's
- 16 KFC
- 17 The Brookdale University Hospital and Medical Center-Emergency Services
- 18 BJ's Wholesale Club
- 19 The Wyckoff House Museum
- 20 Brooklyn Terminal Market Merchants Association
- 21 Black Nile Seafood & Soul Food
- 22 Kal's Bakery
- 23 NYC Health + Hospitals/Kings County Emergency Room
- 24 Old Boys and Girls High School Baseball Field

# Flatbush Neighborhood

**Flatbush** is a dense, high-energy commercial neighborhood in central Brooklyn, anchored by major corridors such as Flatbush Avenue, Church Avenue, Nostrand Avenue, and Coney Island Avenue. These streets function as everyday retail and service hubs, lined with grocery stores, pharmacies, restaurants, banks, medical offices, and a wide range of small, independently owned businesses. Foot traffic is constant, driven by a large residential population and strong public transit access, making the area highly active throughout the day and evening.

The commercial character of Flatbush is heavily shaped by its cultural diversity, particularly its Caribbean and immigrant communities. Retail offerings skew toward necessity-based and service-oriented uses rather than luxury or destination shopping, with international food markets, quick-service restaurants, salons, and professional services forming the backbone of the local economy. This creates a resilient, neighborhood-serving commercial environment that caters to daily demand and repeat customers rather than tourism.

From a real estate and business perspective, Flatbush offers strong fundamentals: high population density, transit connectivity, and consistent consumer demand. While the area lacks the polish of Brooklyn's trendier retail districts, its commercial corridors benefit from affordability, durability, and long-term relevance. For operators and investors focused on essential retail, food service, and community-driven businesses, Flatbush remains a proven and active commercial market.



# Transit Map and Location Highlights



Walking distance to multiple MTA bus lines, including the B35 (Church Ave) and B44 / B44-SBS (Nostrand Ave), providing strong east-west and north-south connectivity across Brooklyn and into Manhattan.



5203-5207 Church Avenue is located in the East Flatbush / Flatlands area of Brooklyn, a dense residential and commercial neighborhood with access to major retail corridors and employment centers.



Convenient access to Staten Island and regional highways via the Verrazano-Narrows Bridge, with additional connectivity to the Belt Parkway and Brooklyn-Queens Expressway (BQE), supporting efficient travel throughout Brooklyn, Queens, and Lower Manhattan.

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Exclusively Listed By:



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