



8501

NEW UTRECHT  
AVENUE

**RIPCO**  
INVESTMENT SALES

FULLY-RENOVATED 13,500 GSF RETAIL BUILDING  
WITH UPSIDE & END-USER POTENTIAL  
Bensonhurst, Brooklyn

# 8501

## NEW UTRECHT AVENUE

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RIPCO Investment Sales has been exclusively retained to arrange for the sale of 8501 New Utrecht Avenue in the Bensonhurst neighborhood of Brooklyn, New York.

This is a rarely-available two-story corner retail building spanning 10,350 GSF and offering over 220 feet of prime corner retail frontage of which 131 feet is along the busy New Utrecht Avenue commanding rents north of \$50/SF.

Both floors of this fully-renovated asset have been leased to a single tenant, occupying 9,000 SF above-grade and generating roughly \$450,000 net annually. The lease carries 3% annual rent increases and a 3-year renewal option upon 2026 expiration. The fully-finished 4,500 SF lower level is currently vacant, with an option to

lease it back to the ownership. This may add an additional ~\$100,000 in NOI or allow a business owner to occupy the space, while benefiting from strong cashflow from the tenant above.

8501 New Utrecht Avenue benefits from excellent location and connectivity via public transit. The property is adjacent to the 18th Avenue D train station as well as B1 & B8 bus stops. Marshalls, CVS, Starbucks, Chase and Santander Bank are all within 1-2 blocks of the property, with many national retailers, and local supermarkets, bars and cafes in the immediate vicinity.

8501 New Utrecht Avenue is a truly unique commercial asset offering excellent in-place income with immediate upside in an unbeatable location.









**13,500 GSF**

Building Size

Includes 4,500 SF Finished Lower Level

**4,500 SF**

Corner Lot Footprint

**222 FEET**

Total Retail Frontage

131 Feet Along Utrecht Av

**\$450,000**

In-Place NOI

\$550,000 Pro-forma NOI

**\$37,636**

Property Taxes (22/23)

Tax Class 4

**ICAP**

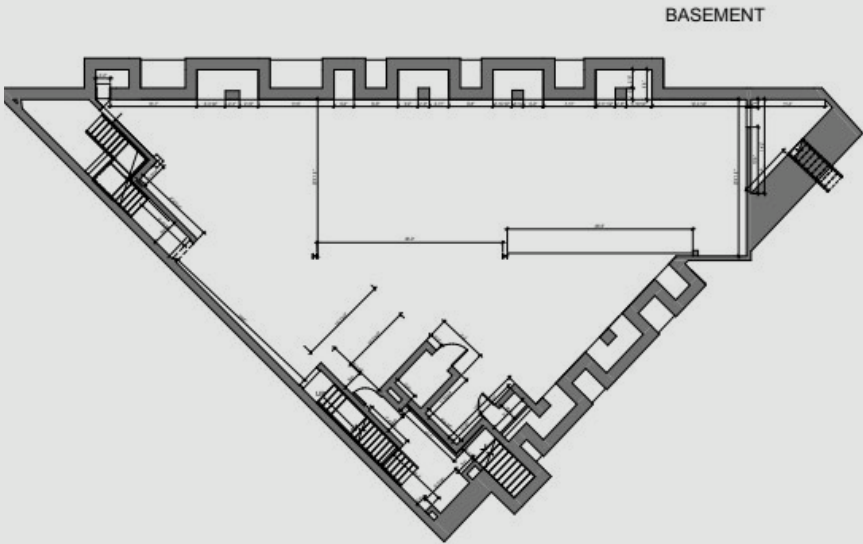
Eligible Tax Benefits



**\$7,500,000**

Asking Price















## CONTACT EXCLUSIVE AGENTS

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