

2179 Clarendon Rd

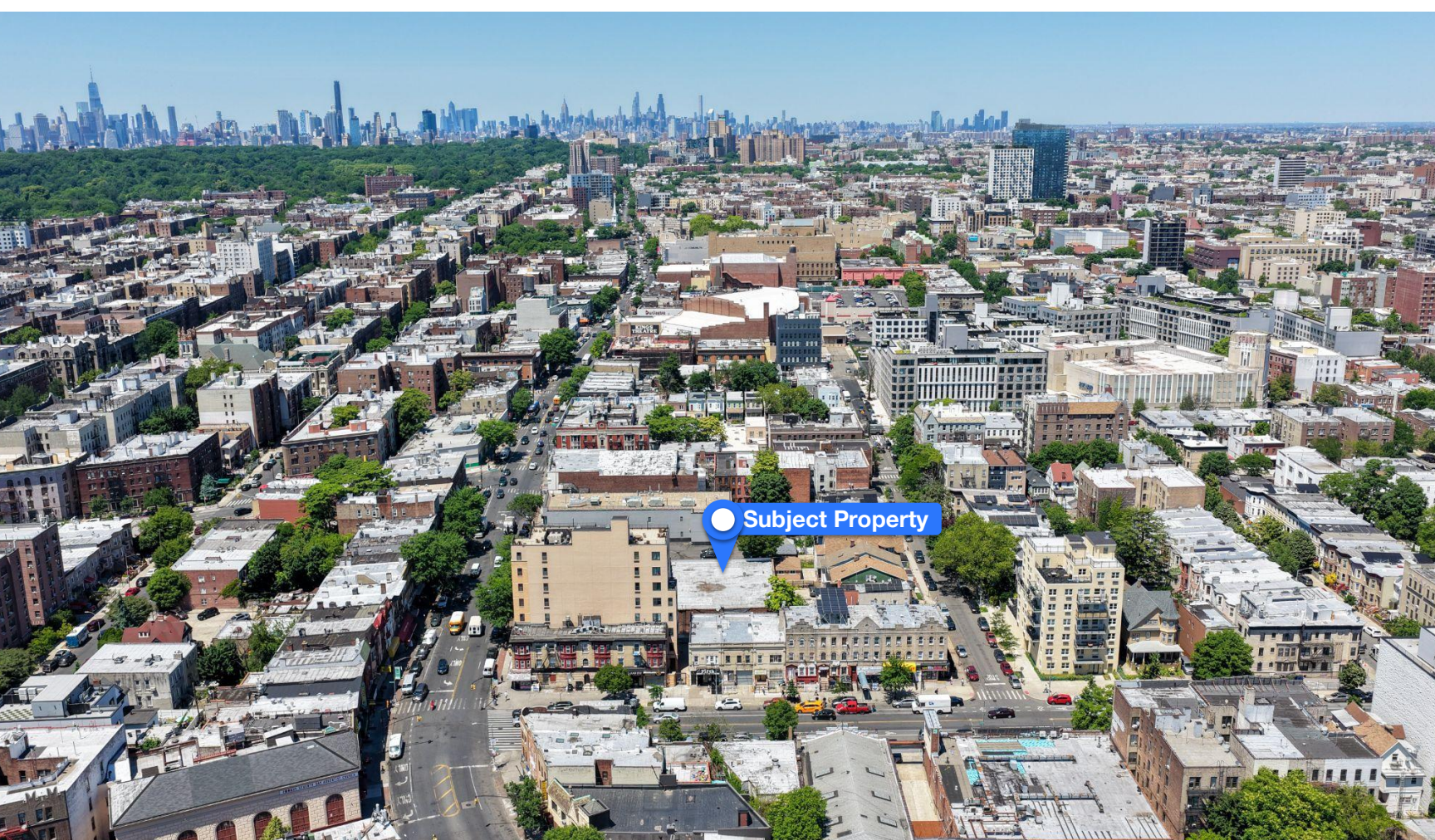
Flatbush, Brooklyn, NY 11226

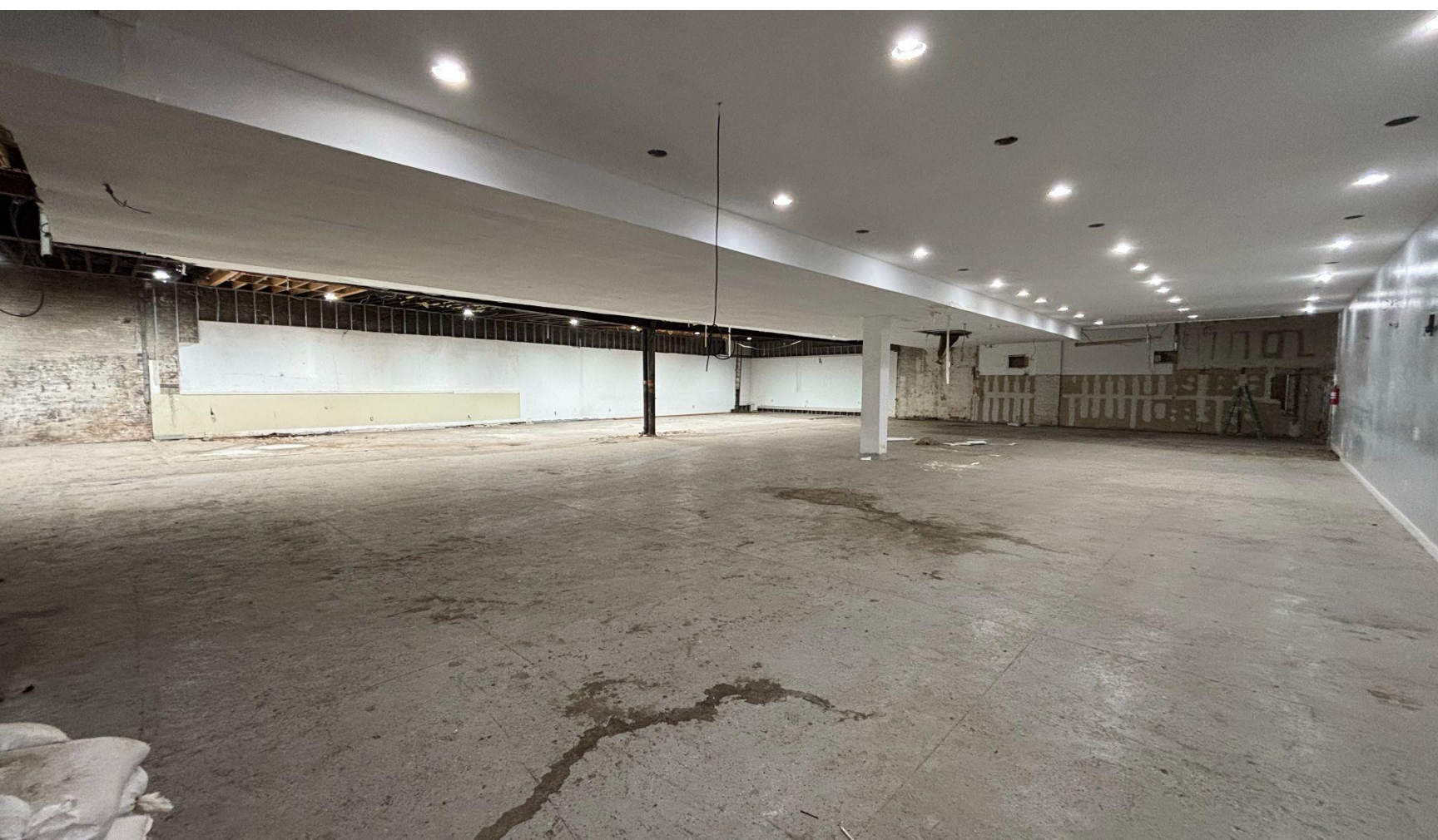
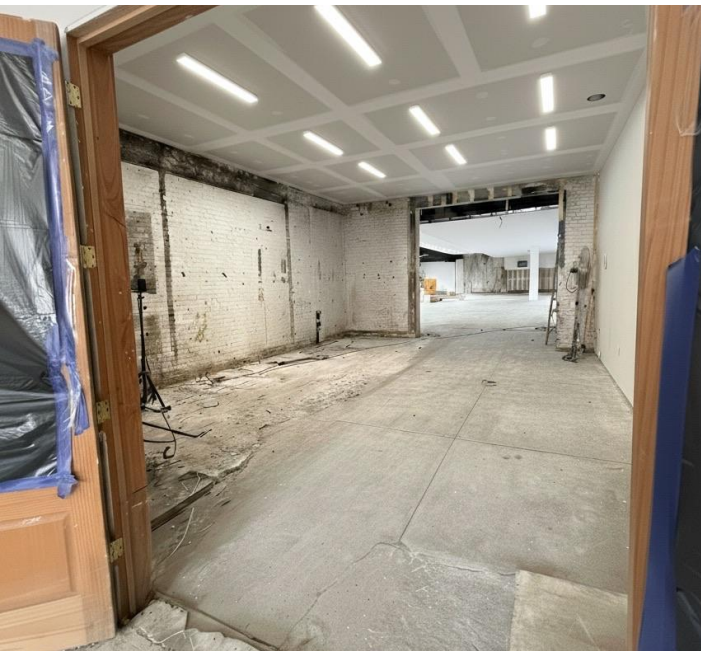


Interior View, Rear Warehouse

MATTHEWS™

±10,500 SF Warehouse - \$220 / SF | Offering Memorandum





THE OPPORTUNITY

\$2,300,000
(\$220 / SF | \$93 / UAP BSF)
Asking Price

Warehouse / Development

Opportunity

±10,500 SF

Building Size

±9,393 SF

Lot Size

2, 5, Q Trains

Proximity to Transportation

20' x 80' / 80' x 100'

Frontage / Rear Dimensions

13.6'

Clear Height

±17,812 BSF | ±24,695 BSF

UAP Development Rights

Class 4 | \$70,871

Taxes '26/'27

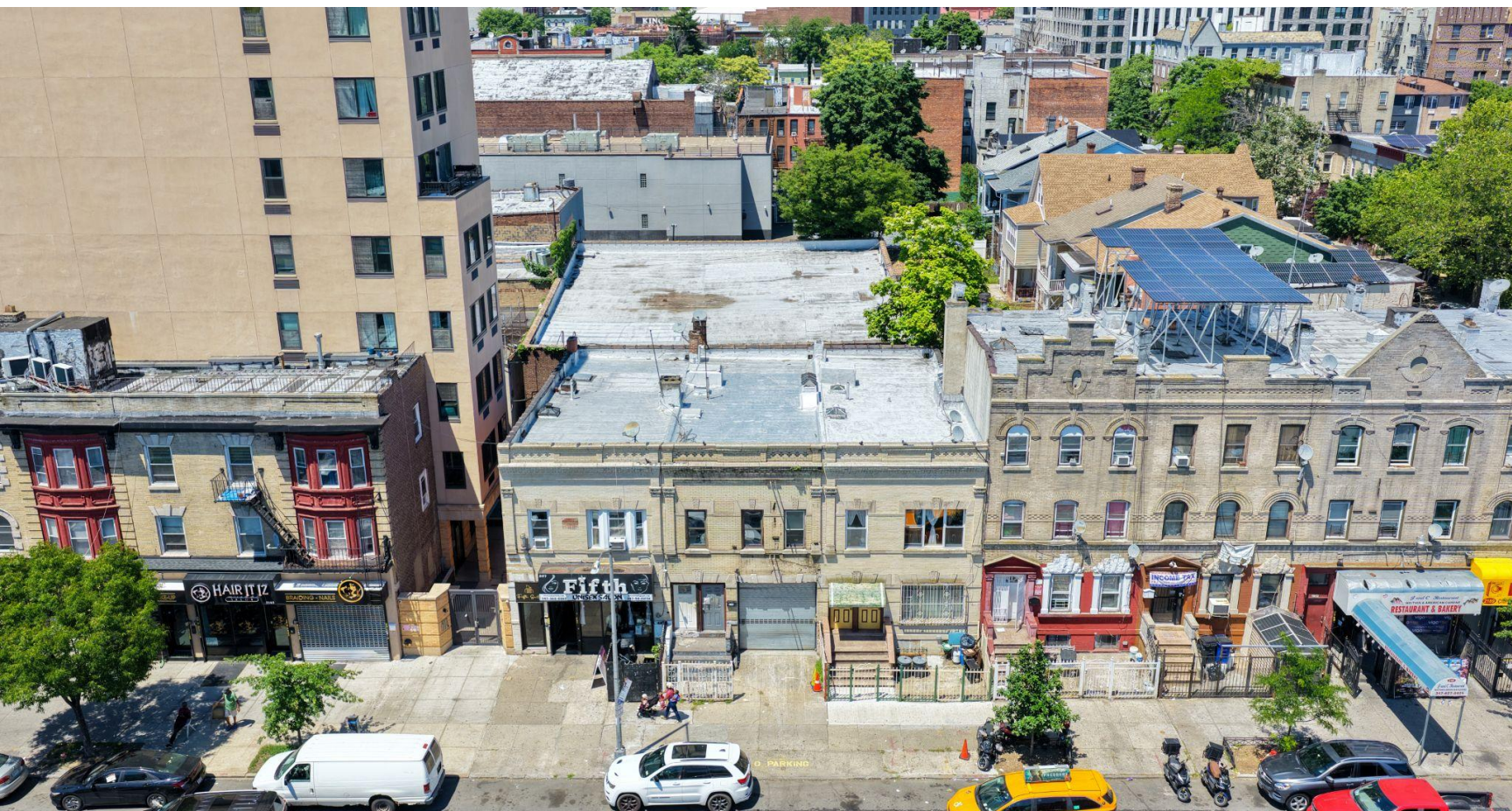


PROPERTY OVERVIEW

Investment Highlights

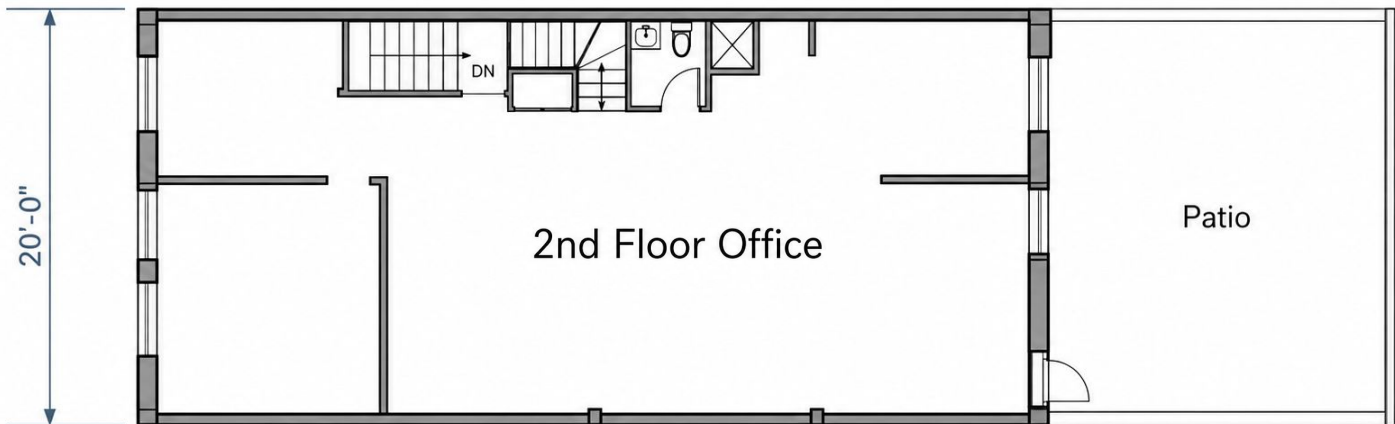
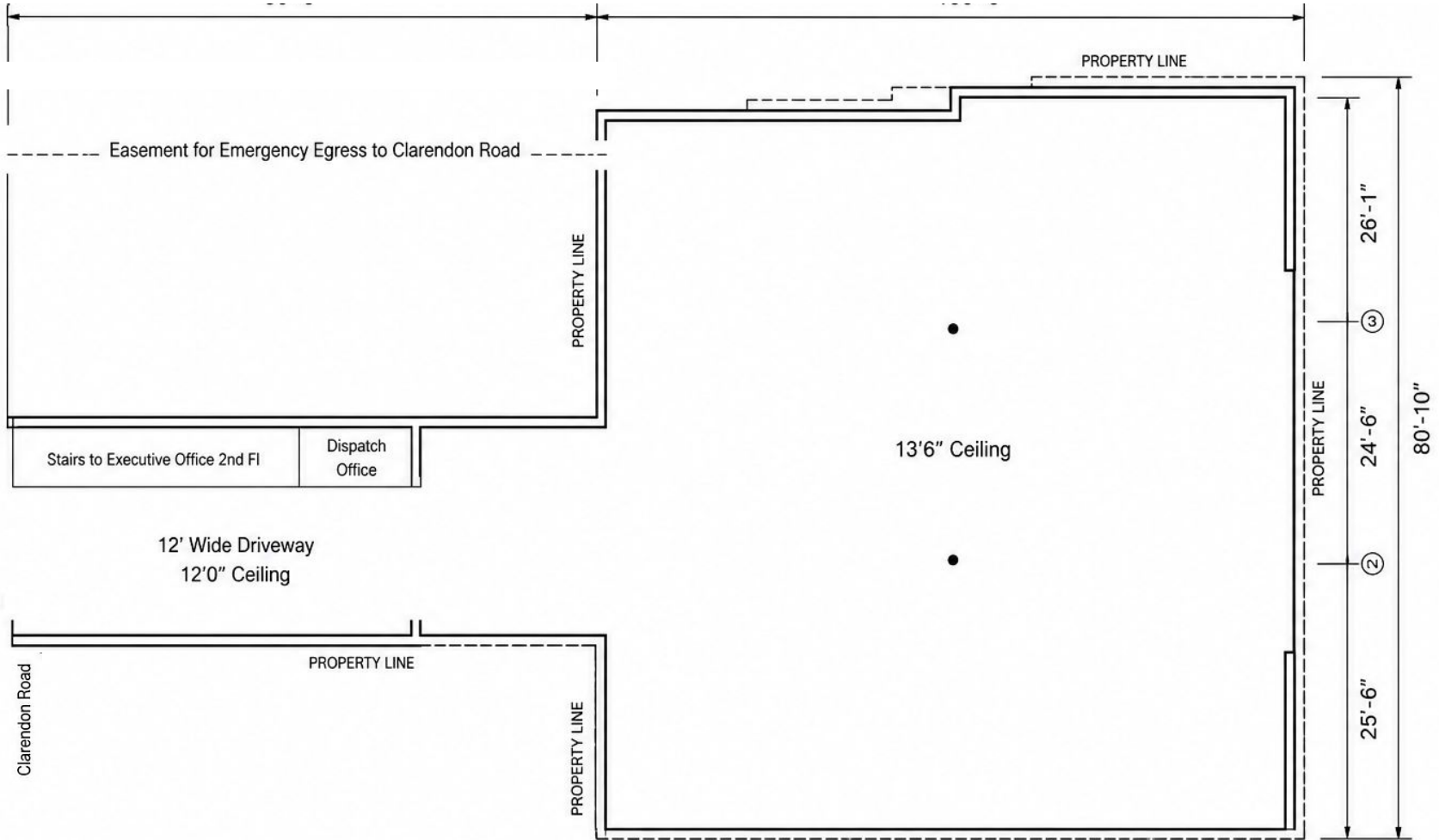
- **Frontage:** The frontage along Clarendon Road is a two story 20' x 80' structure with office space on the second floor and a roll up gate with a curb cut on the first floor, providing car access to the rear of the lot
- **Rear Portion:** Behind the front structure, the property opens up to an 80' x 100' single story garage with 13' 6" ceiling heights
- **Low Price Per SF:** For a business owner who doesn't require trucks, this is the most affordable warehouse space on the market
- **Redevelopment Potential:** R6A / R5B split zoning allows for up to 24,695 buildable SF for development, with ideal lot dimensions to maximize unit efficiency (zoning study and proposed plans available upon request)
- **Transit Oriented Location:** The 2, 5, and Q trains are nearby allowing direct access to Prospect Park, Downtown Brooklyn, and Lower Manhattan within 10-30 minutes
- **Neighborhood Amenities:** Within blocks of Kings Theatre, grocery stores, restaurants, retail, fitness centers, and other neighborhood amenities along Flatbush Avenue

[Click to View Data Room](#)



FLOOR PLAN

[Click to View Data Room](#)



CERTIFICATE OF OCCUPANCY

DUPLICATE

Nº 3737

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BUREAU OF BUILDINGS
CERTIFICATE OF OCCUPANCY

(ISSUED PURSUANT TO ARTICLE 1, SECTION 5, BUILDING CODE)

"First Floor Garage; Total Public Garage"

BROOKLYN, N. Y.,

MAY 31 1918

191

This is to certify that the NEW BUILDING

Located at

Carleton Road 119 1/2 1st Fl.
Has been COMPLETED substantially according to the approved plans and specifications and the requirements of the BUILDING CODE, and PERMISSION is hereby granted for the OCCUPANCY of said building for the following purposes:

Permit No.

3737 W/17

Per

WCB
Superintendent of Buildings

| NEIGHBORHOOD OVERVIEW



Flatbush, Brooklyn

Historical Overview

Flatbush, located in central Brooklyn, is one of New York City's oldest neighborhoods, known for its historic roots, cultural diversity, and strong Caribbean influence. Today, the neighborhood blends pre war architecture, active commercial corridors, and a vibrant residential community with growing development activity.

Landmarks & Cultural Hubs

- **Prospect Park** — Brooklyn's flagship park offering extensive recreational space, sports facilities, trails, and cultural programming just north of the neighborhood.
- **Kings Theatre** — A restored historic 1929 theater on Flatbush Avenue serving as a major live entertainment and performance venue.
- **Brooklyn College** — A prominent public university within the CUNY system that anchors educational and economic activity in the area.

Points of Interest & Amenities

- **Church Avenue Corridor:** A major commercial strip featuring local shops, restaurants, and neighborhood services.
- **Prospect Park:** Brooklyn's premier public park offering recreational space, trails, and cultural events nearby.
- **Kings Theatre:** A restored historic theater serving as a major entertainment venue in central Brooklyn.

| NEIGHBORHOOD OVERVIEW

Residential Market Overview

Flatbush residential market is defined by a mix of prewar apartment buildings, row houses, and multifamily properties, attracting a diverse population seeking relatively affordable housing with strong transit access and neighborhood character. The area remains popular among families, young professionals, and long-term residents drawn to its cultural vibrancy and central Brooklyn location.

Development Market Overview

Flatbush continues to experience steady redevelopment activity, including residential upgrades, mixed-use projects, and reinvestment along major commercial corridors. Ongoing development is driven by increasing housing demand and the neighborhood's accessibility to surrounding Brooklyn markets.

Retail Market Overview

The retail scene in Flatbush is centered around busy commercial corridors such as Church Avenue and Flatbush Avenue, featuring a diverse mix of local businesses, restaurants, grocery stores, and neighborhood services. Caribbean cuisine and independently owned shops play a major role in defining the area's commercial identity.

Popular Restaurants and Bars

- Peppa's Jerk Chicken: A well-known local favorite recognized for authentic Jamaican cuisine.
- MangoSeed Restaurant: A Caribbean-inspired restaurant and lounge with a lively atmosphere.
- Risbo: A popular neighborhood restaurant offering Caribbean and French-inspired dishes.

Transportation Snapshot

Flatbush offers strong transportation connectivity through the 2 and 5 subway lines, with additional access to the B and Q trains nearby. Numerous bus routes and major roadways provide convenient travel throughout Brooklyn and into Manhattan.

Living, Working, and Playing In Bushwick

Living in Flatbush offers a blend of historic character, cultural diversity, and urban convenience. Residents enjoy access to Prospect Park, a vibrant food scene, and a strong sense of community, while local businesses and growing development activity continue to support the neighborhood's evolving residential and commercial landscape.

Standing out in NYC

Flatbush stands out in New York City for its rich history, Caribbean cultural influence, and diverse housing stock. The neighborhood combines historic architecture, active commercial corridors, and ongoing growth, making it an increasingly attractive destination for residents, investors, and businesses in central Brooklyn.

DOB OVERVIEW

NYC Department of Buildings Property Profile Overview

2179 CLARENDON ROAD		BROOKLYN 11226	BIN# 3328251
CLARENDON ROAD	2179 - 2179	Health Area : 5400	Tax Block : 5165
		Census Tract : 792.01	Tax Lot : 51
		Community Board : 314	Condo : NO
		Buildings on Lot : 2	Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

PARTIAL VACATE EXISTS ON THIS PROPERTY

VIOLATION FOR FAILURE TO CERTIFY CORRECTION OF CLASS 1 VIOLATION EXISTS ON THIS PROPERTY - DOB CIVIL PENALTIES DUE

Cross Street(s):	FLATBUSH AVENUE, EAST 22 STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	3328250		
HPD Multiple Dwelling:	No		
Number of Dwelling Units:	0		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: M1-CHURCH, SYNAGOGUE

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	Elevator Records
Complaints	13	0	Electrical Applications
Violations-DOB	3	3	Permits In-Process / Issued
Violations-OATH/ECB	5	5	Illuminated Signs Annual Permits
Jobs/Filings	0		Plumbing Inspections
ARA / LAA Jobs	0		Open Plumbing Jobs / Work Types
Total Jobs	0		Facades
Actions	30		Marquee Annual Permits
OR Enter Action Type: <input type="text"/>			Boiler Records
OR Select from List: <input type="text" value="Select..."/>			DEP Boiler Information
AND <input type="button" value="Show Actions"/>			Crane Information
			After Hours Variance Permits

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2179 Clarendon Rd, Brooklyn, NY 11226** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

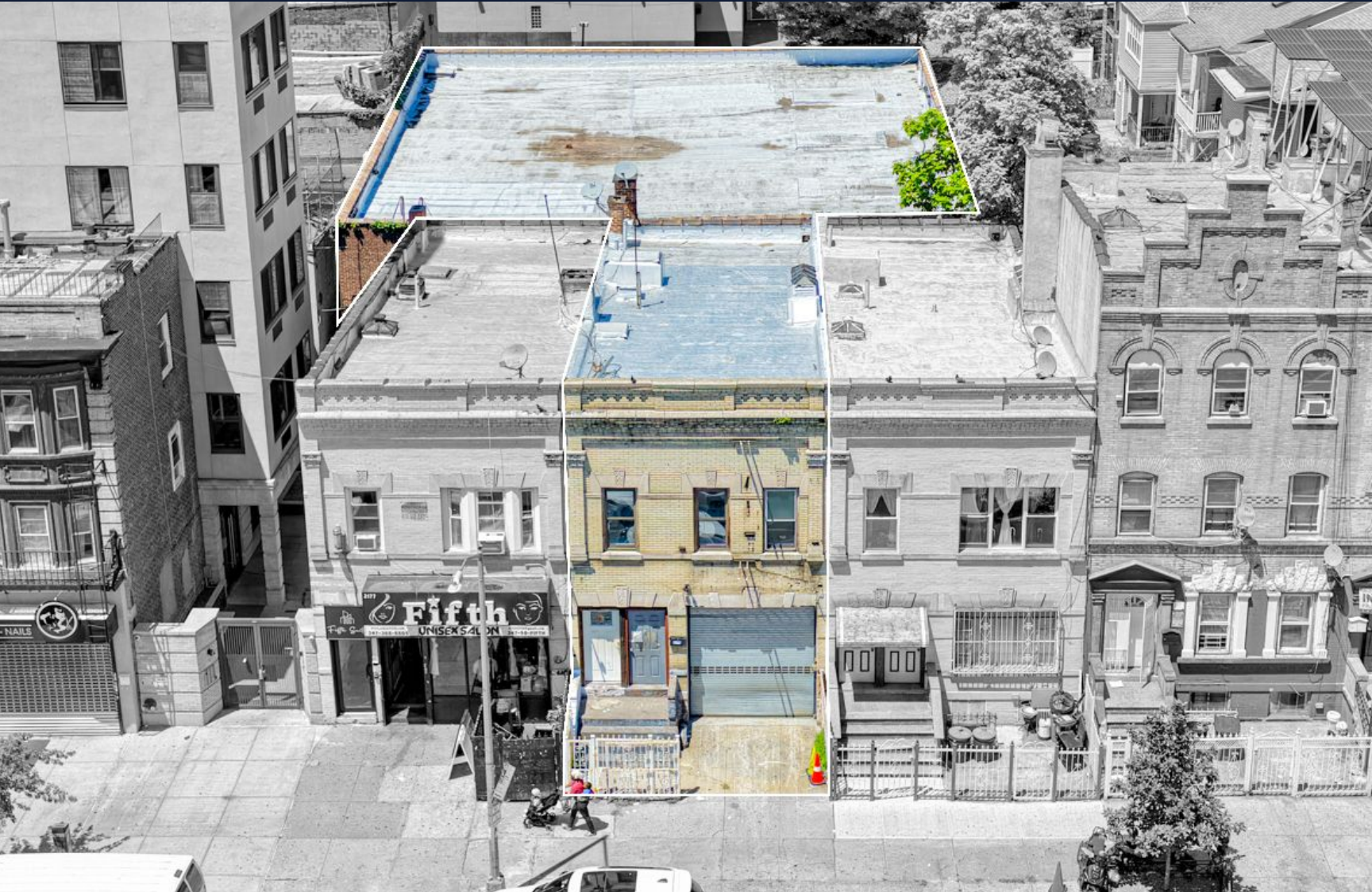
A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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Flatbush, Brooklyn, NY 11237

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Exclusively Listed By



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