

\$2,295,000 - 943 4th, Brooklyn

MLS® #481562

\$2,295,000

0 Bedroom, 0.00 Bathroom, 4,000 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Incredible Investment Opportunity - Mixed Use Building for sale in Sunset Park. This 3 family + 1 Store/Office is located on busy 4th Avenue.

This 4,000 Square Feet building consists of 3 residential apartments located on the 4th, 3rd, & 2nd floor. Each apartment has 3 Bedrooms, Kitchen, Living Room, and a Full Bathroom. The 1st floor commercial space has access to the finished basement giving it flexibility.

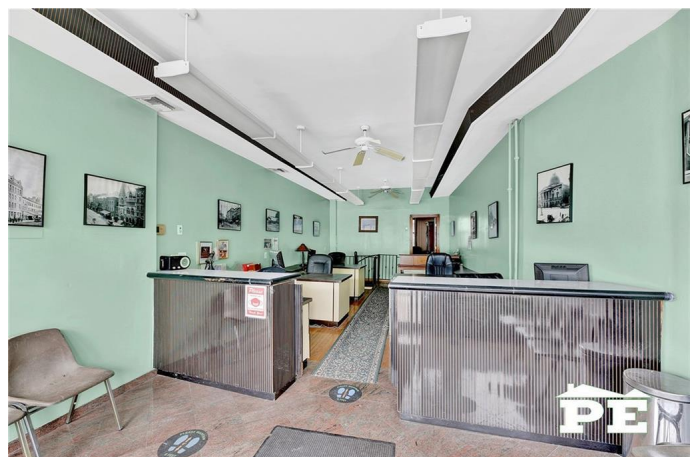
R7A / C2-4 Zoning, FAR 2.47, Annual R.E. taxes are \$20,169. Store and 2nd floor currently vacant. Projected Annual Rent Roll = \$150,000. Actual Annual Expenses = \$32,869.52. Projected NOI = \$117,131. *** 5% CAP ***

Super prime, heavy foot traffic location near everything and across the street from the subway! Come take a look for yourself.

Built in 1931

Essential Information

MLS® #	481562
Price	\$2,295,000
Bathrooms	0.00
Square Footage	4,000
Year Built	1931
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active



Community Information

Address	943 4th
Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11232

Interior

Interior	Hardwood, Carpeting, Other
Interior Features	Other
Heating	Hot Water
# of Stories	4
Has Basement	Yes
Basement	Finished, Full, Separate Entrance

Exterior

Exterior	Brick
Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Block

Additional Information

Date Listed	May 2nd, 2024
Days on Market	491
Zoning	R7A
Tax	\$20,170

Listing courtesy of Pride Estates

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