

# \$3,800,000 - 4924 13th, Brooklyn

MLS® #484832

**\$3,800,000**

0 Bedroom, 0.00 Bathroom, 5,400 sqft  
Commercial

N/A, Brooklyn, New York

THE HEART OF HIGH-TRAFFIC 13th AVENUE BORO PARK ONCE-IN-A-LIFETIME REAL ESTATE OPPORTUNITY!! 8 COMMERCIAL UNITS(4 STOREFRONTS/4 OFFICE SPACES) EXTRA-LARGE(5400 SQFT- 20x85 BLDG SIZE) 3 STORY CORNER SOLID BRICK BUILDING- PERFECTLY SITUATED IN THE MOST BUSIEST & BUSTLING BORO PARK 13th AVE RETAIL/COMMERCIAL CORRIDOR... THIS ULTRA-RARE 8 UNIT COMMERCIAL BUILDING IS ABSOLUTELY IDEAL AS AN INCREDIBLE INVESTMENT PROPERTY(OVER \$200,000/YEAR RENT ROLL- OVER \$300,000 PROJECTED RENT ROLL) FOR A SAVVY INVESTOR OR PERFECT FOR A USER/OWNER SEEKING TO USE COMMERCIAL SPACE FOR THEIR OWN THRIVING BUSINESS WHILE COLLECTING EXCEPTIONALLY HIGH RENTAL INCOME... BUILDING IS CURRENTLY CONFIGURED AS TWO OFFICE SPACES ON THE 3rd FLOOR OVER ANOTHER TWO OFFICE SPACES ON THE 2nd FLOOR OVER FOUR HIGHLY VISIBLE STOREFRONTS ON THE 1st FLOOR/STREET LEVEL OVER A FULL FINISHED BASEMENT WHICH PROVIDES EXTRA-INCOME FOR STORAGE USE&#128;T TENANTS PAY ALL THEIR OWN SEPARATE UTILITIES&#128;T THE POTENTIAL & THE POSSIBILITIES OF THIS PRIZED PIECE OF REAL ESTATE GOLD ARE ENDLESS; AND THE UPSIDE IS TREMENDOUS- THERE IS



NOTHING ELSE LIKE IT ON THE MARKET!!  
THIS IS TRULY AN OUTSTANDING  
ONCE-IN-A-LIFETIME OPPORTUNITY TO  
OWN A PRIME PROPERTY IN OWN OF  
BROOKLYN'S MOST DESIRABLE &  
SOUGHT-AFTER LOCATIONS...

Built in 1920

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 484832      |
| Price          | \$3,800,000 |
| Bathrooms      | 0.00        |
| Square Footage | 5,400       |
| Year Built     | 1920        |
| Type           | Commercial  |
| Sub-Type       | Commercial  |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4924 13th        |
| Area        | Boro-Park        |
| Subdivision | N/A              |
| City        | Brooklyn         |
| County      | Kings (Brooklyn) |
| State       | New York         |
| Zip Code    | 11219            |

**Interior**

|                   |                |
|-------------------|----------------|
| Interior Features | Other          |
| # of Stories      | 3              |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Roof              | Flat            |
| Construction      | Brick           |
| Foundation        | Poured Concrete |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2024 |
| Days on Market | 433             |
| Zoning         | C4-3            |
| Tax            | \$31,714        |

Listing courtesy of RE/MAX Real Estate Professiona

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