

\$1,990,000 - 2319 Avenue Z, Brooklyn

MLS® #489220

\$1,990,000

11 Bedroom, 6.00 Bathroom, 5,040 sqft

Multi-Family

N/A, Brooklyn, New York

This multi-family property is available. The building, a semi-detached, six-family brick structure, measures 21 x 80 in size with a lot size of 26 x 100. It includes 11 bedrooms and 6 full bathrooms across approximately 5,040 sqft, distributed over three stories. Constructed around 1955, the property has been well-maintained, featuring updated kitchens and bathrooms in all units, which consist of five two-bedroom units and one one-bedroom unit. Enhancements like a fully finished basement and recent updates to the furnace and water heater significantly boost the property's value.

Located in a well-connected part of Sheepshead Bay, the property enjoys excellent public transit options. The Sheepshead Bay subway station, serviced by the B and Q lines, is just minute away, offering direct access to Manhattan. Additionally, bus routes B36, B44, and BM3 provide extensive connectivity throughout Brooklyn and to other parts of New York City.

The surrounding area is vibrant and full of life, with a variety of shopping, dining, and leisure options. Avenue Z and the nearby Emmons Avenue are bustling with a range of restaurants, cafes, and shops that cater to all preferences, enriching the lifestyle for residents of the area.

This property represents a significant investment opportunity with substantial rental income potential—currently estimated at \$119,312.76 annually—and the possibility of



capital appreciation due to its strategic location and array of local amenities. It is an attractive option for investors seeking stable cash flow and growth in property value.

Built in 1955

Essential Information

MLS® #	489220
Price	\$1,990,000
Bedrooms	11
Bathrooms	6.00
Full Baths	6
Square Footage	5,040
Year Built	1955
Type	Multi-Family
Sub-Type	Multi-Family
Status	Active



Community Information

Address	2319 Avenue Z
Area	Sheepshead Bay
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11235

Amenities

Amenities	NONE
Features	Refrigerator, Stove

Interior

Interior	Hardwood, Tile
Appliances	Refrigerator, Stove
Heating	Steam/Radiator
# of Stories	3
Has Basement	Yes
Basement	Full



Exterior

Exterior	Brick
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	February 13th, 2025
Days on Market	251
Zoning	R4
Tax	\$21,471

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