# \$2,200,000 - 8612 3rd, Brooklyn

MLS® #490161

## \$2,200,000

0 Bedroom, 0.00 Bathroom, 3,588 sqft Mixed Use / Store & Family

N/A, Brooklyn, New York

Magnificent Mixed-Use Investment Property in the Heart of Bay Ridge

A Unique Opportunity in a Prime Location Nestled in one of Brooklyn's most sought-after neighborhoods, this stunning mixed-use property stands as a testament to both luxury and strategic investment. Imagine owning a piece of Bay Ridge, where bustling city life meets serene residential comfort.

### Prime Retail Space

This property offers a retail space leased by the renowned Carvel Ice Cream chain, boasting approximately 1400 square feet of workable retail area. The steady rental income from a well-established tenant adds financial stability and value to this investment. The retail space is positioned to take advantage of the high foot traffic in the area, ensuring continued business success.

#### **Luxury Duplex Apartment**

Above the retail space lies a large and spacious 8-room duplex apartment, featuring 4 bedrooms, 3 baths, and 3 terraces. This luxurious residence offers ample living space and modern amenities, making it an ideal home for families seeking comfort and convenience in the heart of Bay Ridge. The terraces provide private outdoor spaces that enhance the living experience, offering views of the vibrant neighborhood and opportunities for relaxation and entertainment.



#### **Essential Information**

MLS® # 490161

Price \$2,200,000

Bathrooms 0.00 Square Footage 3,588 Year Built 1925

Type Mixed Use / Store & Family

Sub-Type Mixed Use

Status Active

# **Community Information**

Address 8612 3rd
Area Bay Ridge

Subdivision N/A

City Brooklyn

County Kings (Brooklyn)

State New York

Zip Code 11209

#### Interior

Interior Ceramic
Interior Features Intercom
Heating Hot Air
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Brick

Exterior Features Doors - 10 ft and under

Roof Asphalt/Tar

Construction Brick

Foundation Poured Concrete

#### **Additional Information**

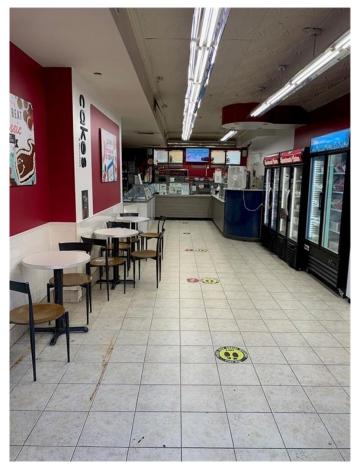
Date Listed March 19th, 2025

Days on Market 133
Zoning R6B

Tax \$12,600

Listing courtesy of Weichert Realtors 1st Premier





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