

\$4,000,000 - 1115 Avenue U, Brooklyn

MLS® #491090

\$4,000,000

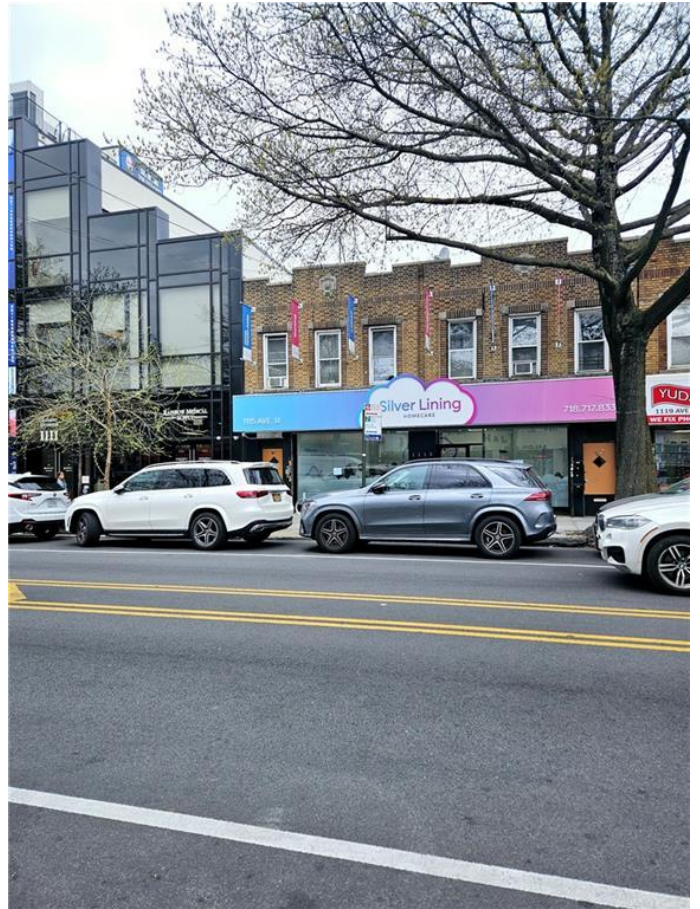
0 Bedroom, 0.00 Bathroom,
Mixed Use / Store & Family

N/A, Brooklyn, New York

An incredible investment and business opportunity awaits you in the heart of the bustling Avenue U corridor, just off Coney Island Avenue — one of Brooklyn's most desirable commercial zones. This rare package deal includes this property and 1117 Avenue U, offering two fully renovated mixed-use buildings that combine retail, office, and residential components in one unbeatable offering. Together, the properties sit on a 40 ft x 100 ft lot and feature a combined building size of 40 ft x 62 ft, with excellent zoning (R5/C1-3) for a variety of uses.

This property features a beautifully maintained retail storefront (currently a nail salon) with high ceilings, granite tile flooring, four modern bathrooms, and a fully finished basement with high ceilings — ideal for extra workspace, events, or storage. Upstairs is a spacious, updated two-bedroom apartment in excellent condition with a flexible "twin-key" layout perfect for multi-family use, rental income, or an owner-user.

1117 Avenue U, also fully renovated, is currently operated as a professional office space for home care, insurance, and medical services. Its finished basement adds an additional 2,480+ sq. ft. of high-quality space. The second floor across both buildings houses four residential units, each with two bedrooms. All mechanical systems have been updated, including brand-new electric, gas meters, and



heating systems, making this a truly turnkey opportunity.

Ideally located near the Q Train, McDonald's, TD Bank, schools, restaurants, and community amenities, this high foot-traffic location is perfect for business operations, residential tenants, or investors seeking a stable, cash-flowing asset in a rapidly appreciating area. Whether you're looking to invest or occupy, this rare Avenue U package offers immediate value and long-term potential.



Essential Information

MLS® #	491090
Price	\$4,000,000
Bathrooms	0.00
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	1115 Avenue U
Area	Homecrest
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11223

Interior

Interior	Hardwood, Stone
Interior Features	Other
Heating	Ductless/Split, Steam/Radiator
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior	Brick
----------	-------



Exterior Features	Other
Roof	Rubber
Construction	Brick
Foundation	Block

Additional Information

Date Listed	April 23rd, 2025
Days on Market	113

Listing courtesy of RE/MAX Edge

© 2025 Brooklyn New York MLS. All rights reserved. IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed accurate by the MLS or [INSERT BROKER NAME].Data last updated: October 30th, 2025 at 12:00am EDT