\$3,490,000 - 8794 15th, Brooklyn

MLS® #492709

\$3,490,000

35 Bedroom, 0.00 Bathroom, 18,720 sqft Multi-Family

N/A, Brooklyn, New York

Presenting a rare opportunity to acquire a well-maintained, income-producing 20-family brick building in the heart of Bath Beachâ€"one of Brooklyn's most established and sought-after neighborhoods.

Property Details:

Building Size: 60' x 78', Lot Size: 60' x 97'.

Total Living Area: 18,720 SF

Unit Mix:

(3) Three-bedroom units

(9) Two-bedroom units

(8) One-bedroom units

Most units have been updated

Financial Highlights:

Gross Annual Income: \$290,820

Cap Rate: Over 5%

Approximately 10 leases renew annually, offering consistent rent growth potential

Situated on a quiet, tree-lined street just minutes from 86th Street retail, restaurants,





banks, supermarkets, Dyker Beach Park & Golf Course, and public transportation. Easy access to the Belt Parkway.

This is a high-performing, turn-key asset with stable cash flow and future upsideâ€"ideal for investors seeking a strategic long-term hold in a proven Brooklyn submarket.

Built in 1916

Essential Information

MLS® # 492709

Price \$3,490,000

Bedrooms 35 Bathrooms 0.00

Full Baths 20

Square Footage 18,720 Year Built 1916

Type Multi-Family
Sub-Type Multi-Family

Status Active

Community Information

Address 8794 15th

Area Bensonhurst

Subdivision N/A

City Brooklyn

County Kings (Brooklyn)

State New York

Zip Code 11228

Amenities

Amenities NONE

Features Refrigerator, Stove, Other

Interior

Interior Tile, Other

Appliances Refrigerator, Stove

Heating Hot Water

of Stories 4

Has Basement Yes

Basement Full

Exterior

Exterior Brick

Roof Flat

Construction Brick

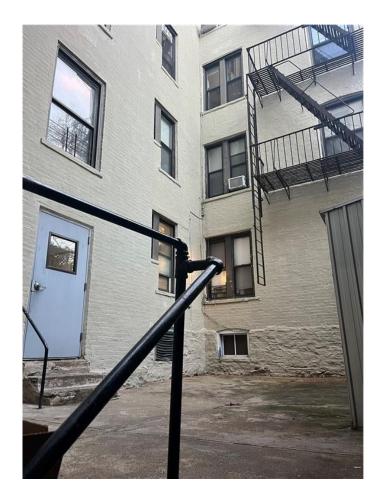
Foundation Poured Concrete

Additional Information

Date Listed May 14th, 2025

Days on Market 109 Zoning R4

Tax \$50,611



Listing courtesy of Tiger Realty

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