

\$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 Beach—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 upside—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



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