

# \$1,799,000 - 2045 11th, Brooklyn

MLS® #493527

**\$1,799,000**

0 Bedroom, 0.00 Bathroom, 2,280 sqft

Multi-Family

N/A, Brooklyn, New York

Prime Gravesend – Excellent 4-Family Detached Brick Home with a Walk-Up Apartment & Huge Investment Potential! Located in the heart of Gravesend, this detached, all-brick 4-family property offers outstanding value and tremendous upside for both investors and end-users. Situated on a 24' x 100' lot, the building measures 20' x 60' and provides approximately 2,280 sq ft of living space, plus a fully finished legal walk-up apartment with a separate side entrance and backyard access.

## Property Layout:

- \*\* First Floor: Two-bedroom apartments with open-concept living/dining combos
- \*\* Second Floor (Rear): Two (2-bedroom) apartments
- \*\* Second Floor (Front): One (1-bedroom) apartment

Each unit has separate gas and electric meters, offering easy management and tenant accountability. The property also features a shared driveway with a curb cut, updated windows, new stucco facade, a 10-year-old gas boiler, and a new hot water tank. This home has been beautifully maintained throughout, with a lush, landscaped backyard perfect for private outdoor enjoyment. It's an ideal setup for owner occupancy with income or a smart long-term investment in one of Brooklyn's most in-demand



neighborhoods. Additional Highlights:  
Delivered vacant at closing. Flexible layout for multi-generational living or maximizing rental income. Prime location near N train, Bay Parkway, and Kings Highway. Close to restaurants, supermarkets, shops, and all essential amenities, Quiet, residential block in desirable Gravesend. This is a rare opportunity to acquire a legal multi-family property in excellent condition with substantial income-generating potential.

Don't miss out – call today to schedule your private showing!

Built in 1935

**Essential Information**

MLS® #	493527
Price	\$1,799,000
Bathrooms	0.00
Full Baths	4
Square Footage	2,280
Year Built	1935
Type	Multi-Family
Sub-Type	Multi-Family
Status	Active

**Community Information**

Address	2045 11th
Area	Gravesend
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11223

**Amenities**

Amenities	NONE
Features	Refrigerator, Stove, Other

**Interior**

Interior	Hardwood, Tile, Other
Appliances	Refrigerator, Stove
Heating	Hot Water
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior	Brick
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	110
Zoning	R4-1
Tax	\$10,675

Listing courtesy of Tiger Realty

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