

\$3,788,888 - 4409 New Utrecht, Brooklyn

MLS® #493597

\$3,788,888

0 Bedroom, 0.00 Bathroom, 5,850 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

For sale 2 interconnected buildings sold together in Boro Park as a package deal with - 1109 45th St. The 1st floor (ground level) store is about 5,000 sq ft, the second and third floors have rented apartments. Main busy location. 2 buildings mixed use for sale together. 2 entrances-one from New Utrecht Ave and another from 45th St. 1 building is 3 story, and another one is 2 story. They are connected in the back but can be disconnected to have a back yard or walk-through. The one on New Utrecht Ave has a curtains store on the 1st floor paying \$4200mth and 2 three-bedroom apartments upstairs paying \$1250mth & \$1250mth. On 44th St there is woodwork furniture shop on the 1st floor (about 4K sq ft) and 1 three-bedroom apartment on the 2nd floor. 1109 45th St: 1fl \$8-10K, 2fl \$2250. Expenses: Real estate tax for both buildings: \$26K each (\$52K together). Heat for boiler: about \$5K per year. Water/sewer for 2 buildings: \$5K per year. 1st floor of 2 connecting buildings is great for a supermarket or any other type of business. No Leases. Total gross income for both buildings: \$205,800

Built in 1930

Essential Information

MLS® #	493597
Price	\$3,788,888



Bathrooms	0.00
Square Footage	5,850
Year Built	1930
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4409 New Utrecht
Area	Boro-Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11219

Interior

Interior	Hardwood
Interior Features	Kitchen, Other, Window Disp
Heating	Steam/Radiator
# of Stories	3
Has Basement	Yes
Basement	Full

Exterior

Exterior	Brick
Exterior Features	Doors - 10 ft and under
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2025
Days on Market	54
Zoning	R6
Tax	\$52,000

Listing courtesy of Superior Realty Service



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 7:45pm EDT