

# \$3,000,000 - 4726 New Utrecht, Brooklyn

MLS® #494068

**\$3,000,000**

0 Bedroom, 0.00 Bathroom, 7,740 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Amazing 3 story mixed use property for sale in Borough Park. 4 apartments and 2 stores. All apartments and stores have very good tenants and pay rent on time. There are two - 2 bedroom apartments, two - 1 bedroom apartments and 2 stores on the 1st floor.

Stores: cleaners no new lease (extended old lease) and caterer has 1.5 year lease.

Apartments have no new leases (they have extended old leases.) The lot is 44x95, the building is 43x60. Taxes: \$35,296. Great investment opportunity. Don't miss!

Rents: 1 bedroom \$1,550, 1 bedroom \$1,700, 2 bedroom \$1,850, 2 bedroom \$1,850, store \$2,150, store \$2,800.

Built in 1931

## Essential Information

|                |                            |
|----------------|----------------------------|
| MLS® #         | 494068                     |
| Price          | \$3,000,000                |
| Bathrooms      | 0.00                       |
| Square Footage | 7,740                      |
| Year Built     | 1931                       |
| Type           | Mixed Use / Store & Family |
| Sub-Type       | Mixed Use                  |
| Status         | Active                     |

## Community Information

|         |                  |
|---------|------------------|
| Address | 4726 New Utrecht |
| Area    | Boro-Park        |



|             |                  |
|-------------|------------------|
| Subdivision | N/A              |
| City        | Brooklyn         |
| County      | Kings (Brooklyn) |
| State       | New York         |
| Zip Code    | 11219            |

### **Interior**

|                   |                            |
|-------------------|----------------------------|
| Interior          | Hardwood, Tile             |
| Interior Features | Kitchen, Restrooms - Staff |
| Heating           | Hot Water                  |
| # of Stories      | 3                          |
| Has Basement      | Yes                        |
| Basement          | Full, Unfinished           |

### **Exterior**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 34             |
| Zoning         | C2-3           |
| Tax            | \$35,296       |

Listing courtesy of Superior Realty Service

© 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 2:45pm EDT