

\$599,000 - 161 12th, Brooklyn

MLS® #494075

\$599,000

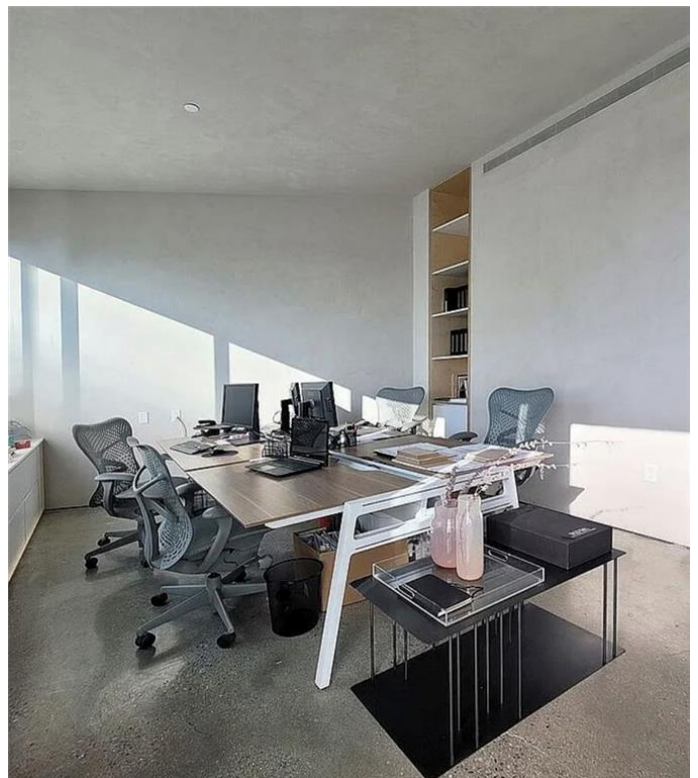
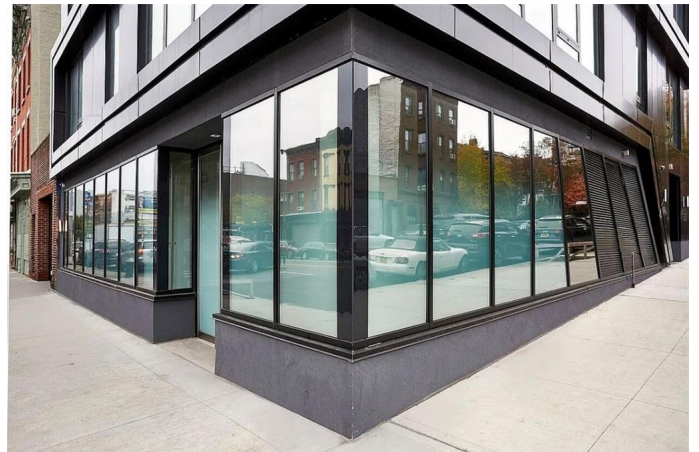
0 Bedroom, 0.00 Bathroom, 489 sqft
Commercial

N/A, Brooklyn, New York

Exceptional opportunity to own a modern and distinctive commercial condo in the thriving heart of Gowanus, Brooklyn—an epicenter of creativity, innovation, and industry. This newly constructed corner unit boasts approximately 50 feet of prime frontage, strategically positioned at a high-visibility intersection ideal for attracting foot traffic and maximizing exposure. The contemporary design showcases a striking facade with oversized windows that flood the interior with natural light, creating a bright and welcoming atmosphere. Inside, you'll find imported custom cabinetry, designer lighting, and polished floors that contribute to the property's sleek and upscale aesthetic. Equipped with a kitchen and bathroom, this space also comes fully wired with WiFi, security cameras, and an alarm system—making it move-in ready for a variety of commercial uses. The location is unmatched, just minutes from multiple subway and bus lines. With low monthly common charges of only \$181 and a projected cap rate exceeding 7%, this is a rare chance to invest in a high-performing asset in one of Brooklyn's most dynamic neighborhoods. Whether you're a business owner seeking a stylish base or an investor looking for strong returns, this property delivers on all fronts.

Built in 1931

Essential Information



MLS® #	494075
Price	\$599,000
Bathrooms	0.00
Square Footage	489
Year Built	1931
Type	Commercial
Sub-Type	Commercial
Status	Active

Community Information

Address	161 12th
Area	Park Slope
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11215

Interior

Interior Features	Restrooms - Staff, Kitchen, Security Alarm
Basement	None

Exterior

Exterior Features	Other
Roof	Other
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	3
Zoning	R2
Tax	\$7,322

Listing courtesy of Momentum Real Estate LLC

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