

# \$2,350,000 - 2284 Mcdonald, Brooklyn

MLS® #494541

**\$2,350,000**

0 Bedroom, 0.00 Bathroom, 3,500 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Prime mixed-use investment opportunity in the heart of Gravesend! This brick building features a total of three residential units and one commercial storefront, currently operating as a dry cleaner, offering endless potential for owner-users or investors alike. The first two residential units each offer 2 bedrooms and 1 full bathroom, while the top-floor unit features a spacious 3-bedroom, 1-bathroom layout. Situated in a high-traffic, high-visibility location, this property is perfect for launching or expanding your business while collecting rental income. Conveniently located near the Avenue U F/N subway station, B3 bus stop, and surrounded by a mix of retail, dining, and residential density. Don't miss this incredible opportunity in one of Brooklyn's most vibrant commercial corridors!



Built in 1931

## Essential Information

|                |                            |
|----------------|----------------------------|
| MLS® #         | 494541                     |
| Price          | \$2,350,000                |
| Bathrooms      | 0.00                       |
| Square Footage | 3,500                      |
| Year Built     | 1931                       |
| Type           | Mixed Use / Store & Family |
| Sub-Type       | Mixed Use                  |
| Status         | Active                     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 2284 Mcdonald    |
| Area        | Gravesend        |
| Subdivision | N/A              |
| City        | Brooklyn         |
| County      | Kings (Brooklyn) |
| State       | New York         |
| Zip Code    | 11223            |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior          | Hardwood                  |
| Interior Features | Other                     |
| Heating           | Baseboard, Steam/Radiator |
| # of Stories      | 2                         |
| Has Basement      | Yes                       |
| Basement          | Cellar, Finished, Other   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior          | Brick           |
| Exterior Features | Other           |
| Roof              | Flat            |
| Construction      | Brick           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 15              |
| Zoning         | R5              |
| Tax            | \$9,583         |

Listing courtesy of Momentum Real Estate LLC

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