

\$1,988,888 - 778 Livonia, Brooklyn

MLS® #494549

\$1,988,888

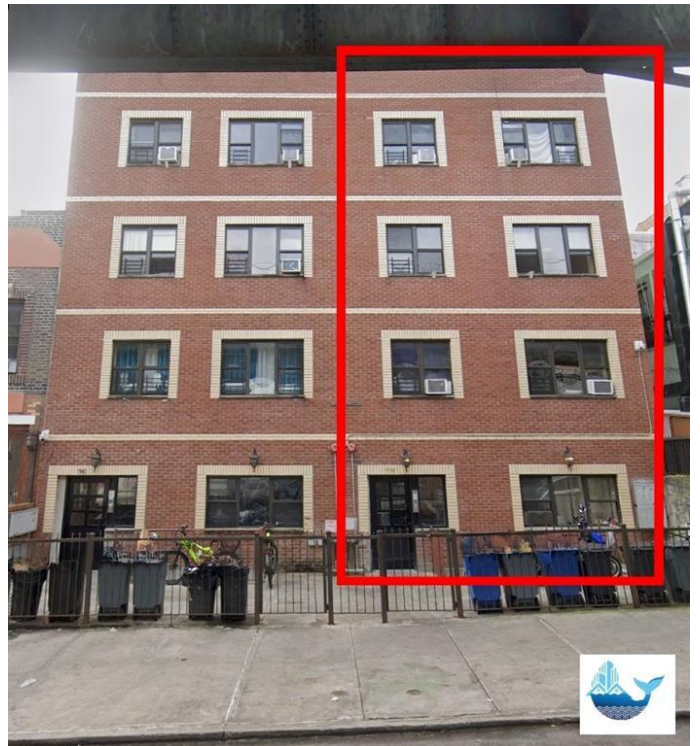
8 Bedroom, 0.00 Bathroom, 5,552 sqft

Multi-Family

N/A, Brooklyn, New York

Enter into your next investment with a clean, modern 8-unit walk-up in the East New York section of Brooklyn. This solid brick building features seven one-bedroom apartments and one studio, delivering a strong 8% cap rate with minimal maintenance. The property sits on a 2,400 SF lot, spans 5,205 SF across four floors, and is zoned R6, b ideal for steady income and long-term appreciation. Investors can also purchase the identical next-door building at 780 Livonia Avenue, creating a rare 16-unit portfolio opportunity in one of Brooklyn's fastest growing neighborhoods. The location is just minutes from the Van Siclen Avenue 3 train subway station, and within easy reach of the New Lots of Avenue 3 train, Junius Street 3 train, and Pennsylvania Avenue 3 train stations. Multiple bus lines are also within a short distance, including the B14, B15, B60, and B83, connecting residents throughout Brooklyn and to key transit hubs. With strong in place cash flow, excellent transit access, and the option to scale, this property is a smart, high performing asset in a high demand rental market. Whether you're completing a 1031 exchange, expanding your portfolio, or entering NYC's investment landscape with scale this opportunity delivers on all fronts.

Don't Miss This RARE, high-yield acquisition in one of New York City's most undervalued multifamily markets.



Built in 2016

Essential Information

MLS® #	494549
Price	\$1,988,888
Bedrooms	8
Bathrooms	0.00
Full Baths	8
Square Footage	5,552
Year Built	2016
Type	Multi-Family
Sub-Type	Multi-Family
Status	Active

Community Information

Address	778 Livonia
Area	East New York
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11207

Amenities

Amenities	NONE
Features	Refrigerator, Stove

Interior

Interior	Hardwood, Tile
Appliances	Refrigerator, Stove
Heating	Baseboard
# of Stories	4
Has Basement	Yes
Basement	Partial

Exterior

Exterior	Brick
Roof	Flat
Construction	Brick, Masonry

Foundation Poured Concrete

Additional Information

Date Listed July 29th, 2025
Days on Market 6
Zoning R6
Tax \$274

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