

\$2,500,000 - 1270 Bay Ridge, Brooklyn

MLS® #494655

\$2,500,000

0 Bedroom, 0.00 Bathroom, 14,664 sqft
Commercial

N/A, Brooklyn, New York

Prime Investment Opportunity in Dyker Heights
Fully-Leased Commercial
Condominiums

Presenting a rare opportunity to own a fully leased, commercial condominiums in the heart of Dyker Heights, Brooklyn. This expansive property spans 5,732 square feet, with 2,992 sq ft on the first floor and 2,740 sq ft on the lower level. Currently operating as a well-established daycare center, a single tenant. The tenant is secured by a Triple Net (NNN) lease with 4.5 years remaining on a 10-year term.

Under the NNN lease structure, the tenant is responsible for all expenses, including taxes, insurance, and maintenance, making this a turnkey, low-maintenance investment for any portfolio.

Situated in a desirable and high-demand neighborhood, this property offers strong long-term value with stable income and a tenant that provides an essential community service.

Highlights:

• Total: 5,732 SF across two levels

• Triple Net Lease • tenant pays all expenses

• 4.5 years left on a 10-year lease

• Located in sought-after Dyker Heights, Brooklyn

• High visibility and accessibility

Perfect for investors seeking reliable cash flow in a prime Brooklyn location.



Please contact the Listing agent for more information

Essential Information

MLS® #	494655
Price	\$2,500,000
Bathrooms	0.00
Square Footage	14,664
Type	Commercial
Sub-Type	Commercial
Status	Active

Community Information

Address	1270 Bay Ridge
Area	Dyker Heights
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11228

Interior

Interior	Linoleum, Tile
Interior Features	Fire - Smoke Alarm, Fire Sprinkler, Lobby â€” Controlled Entry, Lobby â€” Virtual Doorman, Elevator â€” Passenger, Elevator - Private
Heating	Other
# of Stories	3
Basement	None

Exterior

Exterior	Other
Exterior Features	Sign - Building
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
-------------	------------------

Zoning

R4-1

Listing courtesy of Big Apple Realty Group

© 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 9:45am EDT