

\$4,400,000 - 8515 4th, Brooklyn

MLS® #495612

\$4,400,000

0 Bedroom, 0.00 Bathroom,
Mixed Use / Store & Family

N/A, Brooklyn, New York

Prime Mixed-Use Investment Opportunity In
The Heart Of Bay Ridge, 86th St & 4th Ave.

Presenting a three-story mixed-use building situated on a 40'x113' lot with a total building size of 10,464 sq ft. Zoning: C4-2A with approximately 2,200 sq ft additional buildable FAR.

Located in the center of Bay Ridge's busiest commercial hub, this property is surrounded by national brands, including McDonald's, Chipotle, GAP, Chase Bank, Pandora, Banana Republic, Sephora, and Victoria's Secret. It is also minutes away from the multi-million redevelopment site of the former Century 21 Department Store. Unmatched accessibility to public transit, with the R-train and multiple major bus lines right outside the door.

Ground floor: Expansive retail space, Diamond Braces, currently pays 90% of water/sewer and 50% of real property taxes/ assessments over the 2020/2021 base year \$74,870.

Second floor: Two commercial units, ideal for office or professional use.

Third floor: Two spacious three-bedroom apartments offering solid rental income potential.

This property is a rare opportunity for investors seeking a versatile asset in a prime location with strong commercial and residential income streams. The building is projected at a 5.7% CAP rate, making it an exceptional investment



Essential Information

MLS® #	495612
Price	\$4,400,000
Bathrooms	0.00
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	8515 4th
Area	Bay Ridge
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11209

Interior

Interior	Other
Interior Features	None
Heating	Baseboard
# of Stories	3
Has Basement	Yes
Basement	Full

Exterior

Exterior	Brick
Exterior Features	None
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	46
Zoning	C4-2A
Tax	\$79,146

Listing courtesy of Hometown Properties



