

\$1,050,000 - 867 53rd, Brooklyn

MLS® #496169

\$1,050,000

0 Bedroom, 0.00 Bathroom, 1,439 sqft
Commercial

N/A, Brooklyn, New York

Presenting the third of the seven commercial condo units available in prime Sunset Park! Spanning 1,439sqft, this third floor unit is currently occupied by a tenant operating a Barre Dance Center. The property generates an estimated gross annual income of \$62,400. Additional highlights include a 15-year tax abatement, low monthly common charges of \$588, and an elevator building in excellent condition. Owner financing is available at a 6% rate, with the possibility of closing within 30 days. Conveniently located, this investment allows the purchaser to begin collecting rent immediately upon closing. Buyers have the option to purchase all units together.

Built in 2023

Essential Information

MLS® #	496169
Price	\$1,050,000
Bathrooms	0.00
Square Footage	1,439
Year Built	2023
Type	Commercial
Sub-Type	Commercial
Status	Active

Community Information

Address	867 53rd
Area	Sunset Park



Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11220

Interior

Interior Features	Other
Basement	None

Exterior

Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2025
Days on Market	1
Zoning	R6
Tax	\$731

Listing courtesy of Momentum Real Estate LLC

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