

# \$968,000 - 867 53rd, Brooklyn

MLS® #496173

**\$968,000**

0 Bedroom, 0.00 Bathroom, 1,335 sqft  
Commercial

N/A, Brooklyn, New York

Presenting the sixth of the seven commercial condo units available in prime Sunset Park! Spanning 1,335sqft, this sixth floor unit is currently occupied by a tenant operating a cram school for children. The property generates an estimated gross annual income of \$54,000. Additional highlights include a 15-year tax abatement, low monthly common charges of \$545, 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.

## Essential Information

MLS® #	496173
Price	\$968,000
Bathrooms	0.00
Square Footage	1,335
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	\$678

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