

# \$1,659,000 - 867 53rd, Brooklyn

MLS® #496182

**\$1,659,000**

0 Bedroom, 0.00 Bathroom, 2,199 sqft

Commercial

N/A, Brooklyn, New York

Presenting the first of seven commercial condo units available in the heart of Sunset Park! Offering 2,199 sqft, this first-level space is currently leased to a tenant operating a senior center, with the direct use of the basement as well. The property produces an estimated gross annual income of \$184,800. Key features include a 15-year tax abatement, low monthly common charges of \$890, and an elevator building in excellent condition. Owner financing is available at 6% with the ability to close within 30 days. Ideally located, this investment provides the opportunity for immediate rental income upon closing. Buyers also have the option to acquire all units together.

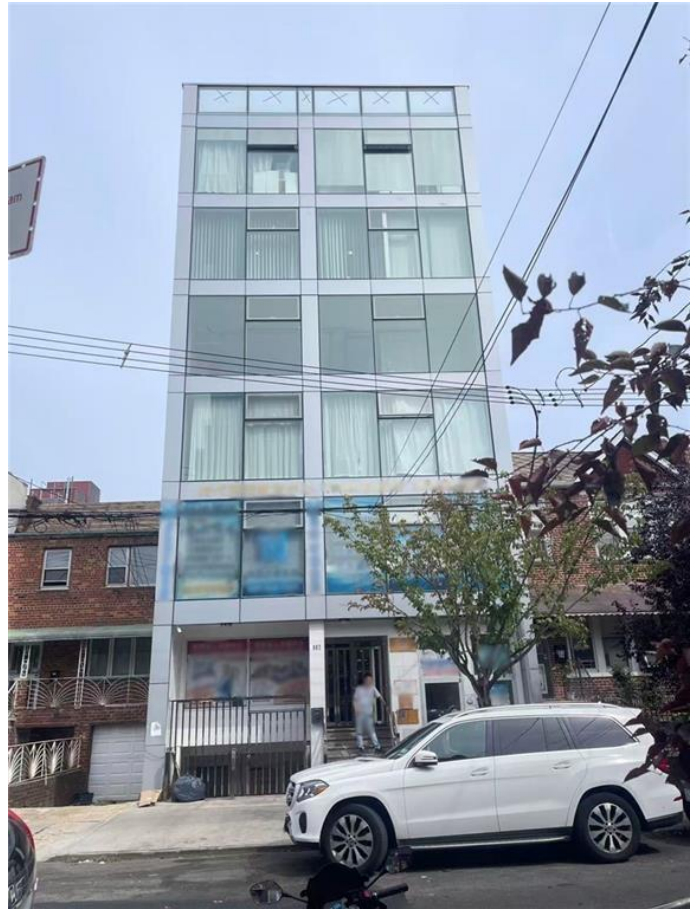
Built in 2023

## Essential Information

MLS® #	496182
Price	\$1,659,000
Bathrooms	0.00
Square Footage	2,199
Year Built	2023
Type	Commercial
Sub-Type	Commercial
Status	Active

## Community Information

Address	867 53rd
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Area	Sunset Park
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11220

### Interior

Interior Features	Other
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	September 28th, 2025
Days on Market	3
Zoning	R6
Tax	\$1,107

Listing courtesy of Momentum Real Estate LLC

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