

\$1,500,000 - 248 Avenue P, Brooklyn

MLS® #496302

\$1,500,000

0 Bedroom, 0.00 Bathroom, 4,522 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

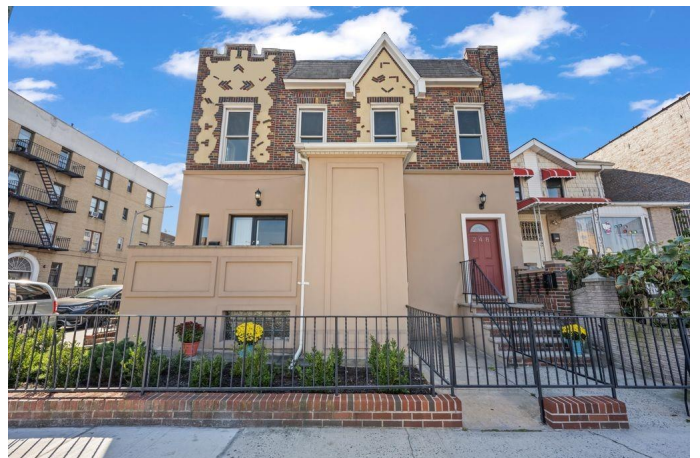
Fully renovated, and structurally exceptional mixed-use brick corner property located on vibrant Avenue P between W 5th and W 6th Streets in the Gravesend/Bensonhurst section of Brooklyn.

This high-income producing property encompasses 4,522 sq ft and was fully rebuilt with a new CO in 2005. Recent capital improvements in 2021 include new flat roof with skylights, new Sewer and Water line, new garage door with quiet motor, limestone steps, concrete landing and stucco painting. The House features two medical offices and one spacious residential apartment with potential to be split into two apartments, finished indoor one-car garage with attic storage, wheelchair-accessible lift, separate utilities and private entrances for each unit. Each commercial unit has independent central air and heating systems.

Property Features: Cellar/Street Level is occupied by an established podiatry office with a direct entrance, reception area, five exam rooms, 1.5 baths, and ample storage.

First Floor: Currently vacant, fully renovated, turn-key medical/ commercial office has large reception area, five exam rooms with en-suite bathroom, handicap bathroom, kitchen, attic storage—ready to accommodate any specialty or business.

Second floor Residential Unit is Currently Vacant, 2025 renovated, 1,500 sq ft 3-bedroom, 1-bath apartment featuring hardwood floor, new kitchen and bathroom,



new stainless-steel appliances, kitchen cabinets and countertop. Sold AS IS
Projected NOI is \$112,350, delivering a solid 7.5% cap rate plusâ€”making this a smart, income-driven investment.
Nearby transportation: N and F train, B4, B6 and B82 busses.

Built in 1935

Essential Information

MLS® #	496302
Price	\$1,500,000
Bathrooms	0.00
Square Footage	4,522
Year Built	1935
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	248 Avenue P
Area	Gravesend
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11204

Interior

Interior	Ceramic, Hardwood, Tile
Interior Features	Kitchen, Living Space Available, Elevator - Private, Fire - Smoke Alarm, Handicap Design, Lobby, Restrooms - Public, Restrooms - Staff
Heating	Baseboard, Hot Air
# of Stories	2
Has Basement	Yes
Basement	Cellar, Finished, Full

Exterior

Exterior	Brick
Exterior Features	Other
Lot Description	30x54
Roof	Flat, Rubber
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	1
Zoning	R5B
Tax	\$37,000

Listing courtesy of RE/MAX Edge

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