

# \$1,298,000 - 1041 Thomas S Boyland, Brooklyn

MLS® #496383

**\$1,298,000**

8 Bedroom, 0.00 Bathroom, 3,198 sqft

Multi-Family

N/A, Brooklyn, New York

Solid Brick 4-Family Walkup | R6 Zoning |  
Expansion Potential

Located just off Linden Blvd in a vibrant Brooklyn neighborhood, this solid brick four-family building offers a perfect opportunity for both investors and end users.

Each apartment features 2 bedrooms, 1 living room, 1 kitchen, and 1 full bathroom — ideal for rental income or extended family living.

## ?? Property Details

⌚ Building Size: 21' — 78 ft (approx. 3,198 sq ft)

⌚ Lot Size: 25.5' — 100 ft (approx. 2,550 sq ft)

⌚ Zoning: R6 — up to approx. 6,196 buildable sq ft (expansion potential ~3,000 sq ft)

⌚ Year Built: 1930

⌚ Stories: 2

⌚ Total Units: 4

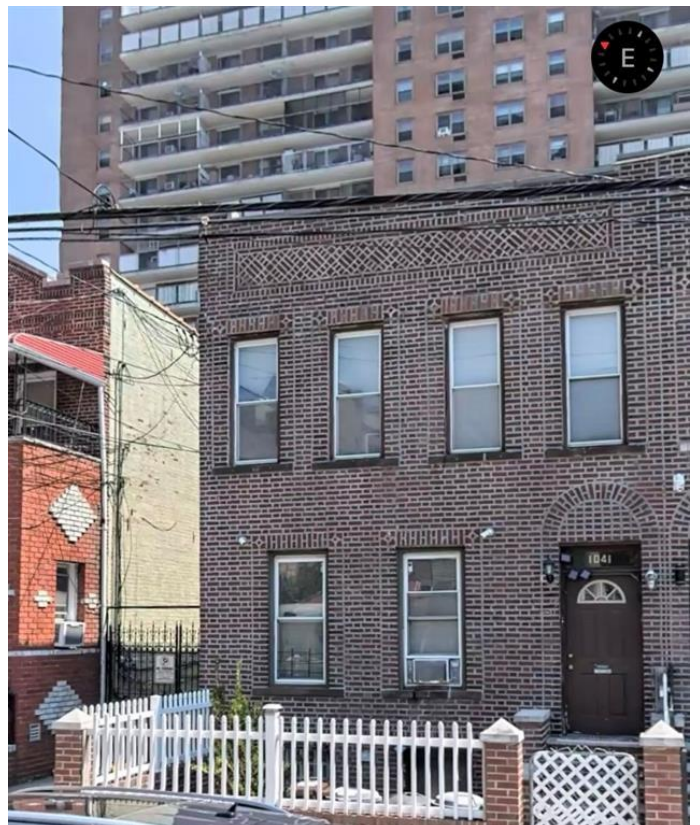
⌚ Building Class: C3 (Walkup Apartment, 4 Families)

⌚ Lot Area: 0.0585 acres

## ?? Prime Location & Convenience

Perfectly situated near schools, hospitals, supermarkets, and restaurants, this property provides unbeatable convenience for tenants and residents alike.

⌚ Minutes to Brookdale University Hospital and Medical Center



- Multiple public schools and daycare centers nearby
- Surrounded by restaurants, coffee shops, and bakeries
- Minutes to McDonald's, Dunkin', Popeyes, KFC, and other fast-food options
- Supermarkets, grocery stores, and local shops all within a short distance
- Near parks, playgrounds, and bus/subway lines for easy access throughout Brooklyn and Manhattan

## ?? Investment Highlights

- ? Fully brick structure " durable and low maintenance
- ? Four separate units " steady rental income potential
- ? R6 zoning allows for future expansion or redevelopment
- ? Excellent location for long-term growth and appreciation

This is a fantastic investment opportunity in a developing part of Brooklyn " perfect for investors, owner-occupants, or developers looking for a value-add property. Sale for as is•

Built in 1930

## Essential Information

MLS® #	496383
Price	\$1,298,000
Bedrooms	8
Bathrooms	0.00
Full Baths	4
Square Footage	3,198
Year Built	1930
Type	Multi-Family
Sub-Type	Multi-Family

StatusActive

Community Information

Address1041 Thomas S Boyland  
AreaCrown Heights  
SubdivisionN/A  
CityBrooklyn  
CountyKings (Brooklyn)  
StateNew York  
Zip Code11212

Amenities

AmenitiesNONE  
FeaturesA/C Unit - Wall, None

Interior

InteriorHardwood  
HeatingHot Water, None  
Has BasementYes  
BasementUnfinished

Exterior

ExteriorBrick  
RoofTile  
ConstructionBrick  
FoundationSlab Concrete

Additional Information

Date ListedOctober 6th, 2025  
Days on Market4  
ZoningR6

Listing courtesy of E House Realty & Mgt. Inc.