

\$5,888,888 - 455 87th, Brooklyn

MLS® #496477

\$5,888,888

0 Bedroom, 0.00 Bathroom, 9,211 sqft

Mixed Use / Store & Family

N/A, Brooklyn, New York

Prime Investment Opportunity in Bay Ridge
Solid Brick Corner Property with 9 Apartments & 5 Stores Presenting an exceptional mixed-use investment property in the heart of Bay Ridge, one of Brooklyn's most vibrant and high-demand neighborhoods. This well-maintained, solid brick corner building spans three above-ground floors and offers an outstanding mix of residential and commercial units. Property Features: 9 Residential Units, Six units: 2 bedrooms, 1 full bath, Three units: 1 bedroom, 1 full bath, All units in great condition with recently updated rents, 5 Ground-Level Commercial Stores, Ideal for stable, long-term rental income, Prime corner exposure ensures excellent foot traffic, Full Basement, Provides extra storage, mechanical/utility space, or potential for future use. Property Details: Building Size: 30' x 94', Lot Size: 30' x 100', Total Building Area: approx. 9,211 sq ft, Zoning: Mixed-use, Year Built: 1925. Location Highlights: Just minutes to the R train (86th Street) – offering quick access to Downtown Brooklyn and Manhattan, Steps from 86th Street's vibrant shopping district, supermarkets, cafes, and top-rated restaurants, Nestled on a quiet residential block within a strong rental market, Close proximity to excellent public schools. Investment Highlights:, Turnkey condition with solid ownership and maintenance history, Reliable rental income from both residential and commercial tenants, Rare opportunity to own a historic, income-generating asset in one



of Brooklyn’s most established communities, Ideal for long-term investment, 1031 exchange, owner-occupancy, or future redevelopment/value-add potential, Own a Piece of Bay Ridge History, Whether you're an experienced investor or an end-user seeking both charm and cash flow, this property delivers on location, income, and long-term value. A true gem in one of Brooklyn's most sought-after neighborhoods.

Built in 1925

Essential Information

MLS® #	496477
Price	\$5,888,888
Bathrooms	0.00
Square Footage	9,211
Year Built	1925
Type	Mixed Use / Store & Family
Sub-Type	Mixed Use
Status	Active

Community Information

Address	455 87th
Area	Bay Ridge
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11209

Interior

Interior	Hardwood, Tile, Other
Interior Features	Other
Heating	Hot Water, Other
# of Stories	4
Has Basement	Yes
Basement	Full, Other

Exterior

Exterior	Other
Exterior Features	Other
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2025
Days on Market	1
Zoning	C4-2A
Tax	\$89,519

Listing courtesy of Tiger Realty

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